



## BOARD MEETING MINUTES

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### ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, JUNE 26, 2023, AT 5:00 PM

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1. **Call to Order** the meeting was called to order by Bob Johnson at 5:00 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Gregg Plummer, Ron Kroesen, and Greg Boecker. Also in attendance was Amanda Maurer, Attorney, and Haley Markward and Mike Friend, Integrated Mountain Management.
3. **Homeowners Open Forum** the homeowners present brought forth the following information:
  - The gate does not recognize motorcycles.
  - Suggestion to the trails committee to have the Filing 9 easement mowed.
  - Apple Gull disease has been reported in the trees and homeowner suggests that apple trees and other non-native trees should be banned.
4. **Approval of Prior Meeting Minutes** Greg Boecker moved, seconded by Gregg Minion, to approve the May 15, 2023, meeting minutes, motion carried unanimously.
5. **Committee Reports**
  - **Fire** A survey will be sent to the members asking for insurance company, agent and premium. This will be confidential.
6. **Discussion and Action Items**
  - a. **Ratify Action:**
    - o Gregg Minion moved to approve the \$143,000 for 2023 chip seal of asphalt roads by United Companies, seconded by Greg Boecker and all were in favor. The motion carried.
    - o Gregg Minion moved to approve up to \$20,000 for 2023 crack seal of asphalt roads by Kauffman Seal Coating, seconded by Brandon Watson and all were in favor. The motion carried. The roads committee will inform IMM of scheduling so notifications can go out.
    - o Brandon Watson moved to approve \$22,500 for the ditch cleaning and snowplow turn around near the end of Juniper Dr. and to be done by Screaming Eagle. The motion was seconded by Greg Boecker and all were in favor. The motion carried.
    - o Greg Minion moved to approve \$7,500 for a new side mow bar if they cannot find a used one for sale, seconded by Brandon and all were in favor. The motion carried.



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### **b. Design Review Guidelines Amendment**

- Brandon Watson moved to 1.) raise the new construction road impact fee to \$4,500, 2.) require culverts to be placed prior to construction and at all locations where ditches exist, 3.) require driveway pitches to not allow water runoff onto HOA roads, and 4.) require asphalt driveways to intersect HOA roadways by no less than 3 feet for the width of the driveway by saw cutting in. This motion was seconded by Greg Minion, and all were in favor. The motion carried.
- Greg Boecker moved to change the variance notification area to 500 feet from any property line by email and certified mail and include Board Members in the email notification, seconded by Brandon Watson and all were in favor. The motion carried.
- Ron Kroesen moved to define “screened from view” as “hidden from view”, seconded by Gregg Plummer. Gregg Minion was in favor of the motion, while Gregg Boecker and Brandon Watson were opposed. The motion carried. Amanda Maurer will include these revisions in the DRG’s and will apply moving forward.

**c. Water Policy Changes** The Board discussed the possibility of requiring a manhole for water meter. This topic was tabled to the next agenda.

**d. Speed limit and Slow signs** no action was taken. Clarify action at the next meeting.

**e. Fire Exit Agreement** There needs to be clarification on what an emergency is. This was tabled to the next agenda.

### **7. Additional Business**

- Next meeting is scheduled for Monday, July 17<sup>th</sup> at 5:00 pm via Zoom.

**8. Executive Session (if needed)** Gregg Minion moved to go into Executive Session to discuss specific violations, seconded by Brandon Watson, and all were in favor. Executive Session was entered at 8:30 pm. We returned to Open Session at 9:46 p.m. with no action taken.

**9. Adjourn** at 9:47 p.m.

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*Executed by Integrated Mountain Management on behalf of the Elk Springs Board of Directors.*

**Bob Johnson**

Founding Partner/Executive Vice President

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