

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING MINUTES

Thursday, September 16, 2021 at 5:30 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 5:30 p.m.

II. Establishment of Quorum

A quorum was verified, board members present were Ed Holub, Willy Lynch, Greg Boecker, Heidi Treleven, and Patrick Fitzgerald. Also in attendance was Bob Johnson and Sam Engen, IMM and Amanda Maurer, Attorney.

III. Homeowner Open Forum

No comments.

IV. Approval of Prior Meeting Minutes

Ed motioned to approve the 8/26/21 Board Meeting minutes. Greg seconded, and all were in favor

V. Committee Updates

a. Fire Mitigation

- **Discuss and evaluate recommendations from 9/1/21 Fire Mitigation Committee meeting, including (1) HOA financial assistance for fire mitigation/dead and diseased tree removal on individual lots; and (2) Dead and diseased tree removal along HOA roads and HOA owned property. Additional recommendations may arise following Kami Long site visit on 9/8/21.**
- Ed motioned that the Board approve an HOA funded fire mitigation project in which owners will need to cut and stack material near their driveway or the roadway and the HOA will provide 2 hours of chipping and log removal for materials staged. Heidi seconded, and all were in favor.
- Ed motioned to approve \$4,400 to remove vegetation and ladder fuels from along County Rd 114 edge to help prevent a fire from getting established along the road edge and spreading uphill towards Elk Springs residences. Greg seconded; motion passed 4-1 with Willy opposed.
- Ed motioned to approve \$9,000 to cut and remove dead and diseased trees on HOA lands within 100' of the pavement edge near the north side of Elk Springs Drive across from the Cedar Cove intersection and the west side of County Rd 114, north of entrance to Elk Springs. Heidi seconded; motion passed 4-1 with Willy opposed.
- Ed motioned to approve \$9,900 lop and scatter on common space downhill from the private lots. Greg seconded; motion passed 4-1 with Willy opposed.
- Willy, Heidi, and Greg volunteered to mark trees scheduled for removal along the roadsides so owners can see where the work is being performed. This will happen in the coming week and IMM will send out a notice to owners once complete. Funds for fire mitigation projects will be paid by funds from the Forest Restoration and Wildfire Risk Mitigation Grant and from the Associations general reserves.

b. Trails

- **Trail modification/adjustment Review:** The area of discussion is the intersection of the trail and the Old Ranch Fire Road. The committee recommended moving this intersection approximately 50 feet up the Fire Road, so it is not so close to the lot. The second area of discussion was the wooded area adjacent to lots 49 and 50 in filing 9. The trails committee did not recommend moving this section of the trail. Both trail adjustments should require minimal impact. Greg motioned to move forward with both trail modifications. Patrick seconded; motion passed 4-1 with Willy opposed. Barbara Neal offered to pay for these modifications.
- **Appoint Member:** Greg motioned to appoint Glenn Beaton to the trails committee. Patrick seconded, and all were in favor.

c. Roads

- **Review road to water tank and easements:** The Roads Committee will plan to schedule a meeting in October onsite to discuss and review the proposed road. The meeting will take place at the end of Wood Nymph Lane. Adjacent lot owners are encouraged to attend.
- **Appoint Member:** Greg motioned to appoint Ron Kroesen to the roads committee. Willy seconded, and all were in favor.

d. Water: There is a water connection issue at the new construction site at 39 Crescent Place. This lot has two locations for water service. The contractor has tapped into the closest one on Crescent Place and that tap is dry. The committee received a quote for \$1,300 to make the repair (does not include road resurfacing). The committee also reported that one of the curb valves has been damaged and needs to be replaced. The damage is the result of a property owner opting to pave over the valve without placing a protective steel box around it. A quote of \$1,900 has been received which includes asphalt cutting, excavation, new parts and asphalt repair. Greg motioned to pay for cost of fixing the tap that is dry for \$1,300 and the damage to the curb stop for \$1,900 shall be the owner's responsibility. Patrick seconded, and all were in favor. IMM will contact the owners with the curb stop to see if they want to use the contractor who provided a bid for \$1,900 or seek an alternative bid.

e. ARC: The ARC is about halfway through the DRG revisions. There was some discussion on setting up file sharing options for ARC documents. Currently the ARC email account has these documents stored but the Board wants to make sure IMM has these files to keep on record for the association.

f. Fiber: no update

VI. Discussion & Action Items

a. Bylaw review and discussion on changes: Changes noted were as follows:

- Change notice requirement to 5-7 days vs 10 days for Board Meetings
- Change notice requirement to 3 days vs 10 days for Committee Meetings
- Look into proxy requirements for Board and Annual Meetings and revise languages based CCIOA

Ed and Greg volunteered to work with Amanda on completing these changes so they can present a draft at the next Board Meeting.

VII. Additional Business

There have been recent incidents with bears getting into owners trash who place it out the night before pickup. IMM will send a notice to the membership remind owners of the rules.

VIII. Executive Session

Ed motioned to move into executive session at 8:19 p.m. Heidi seconded, and all were in favor.

The Board came back into open session at 9:08 p.m.

Patrick made a motion directing Amanda to work with Bob Sweikert (water committee chair) to prepare a term sheet for Auburn Ridge. Heidi seconded, and all were in favor.

IX. Adjournment

A motion was made, and seconded to adjourn the meeting at 9:10 p.m.