



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, AUGUST 21, 2023, AT 5:00 PM

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 Bob Johnson and Haley Markward of Integrated Mountain Management.
3. **Homeowners Open Forum** the homeowners present brought forth the following information:
 - Several homeowners would like a recreational vehicle storage lot to be considered. There are 3 viable areas for this storage lot which will be investigated further to decrease any visual impact to surrounding lots. Brandon Watson and Bob Sweikert volunteered to form a committee.
 - Fire exit off the well road needs to be mowed wider to allow space for vehicles.
 - Recurring pest control at the mailboxes was requested.
4. **Approval of Prior Meeting Minutes** The meeting minutes were reviewed. A homeowner points out that comments regarding the Board undesirable action was left out. These comments will be added in the approved version. Gregg P. points out that the Association's checking and savings total balance is \$2.4 million. It was requested to remove the summary at 6.a. as it was perceived incorrectly. In section 6.b. it was requested to add the wording "notify all board members". Brandon Watson moved, seconded by Ron Kroesen, to approve the July 17, 2023, meeting minutes with the previously stated changed. The motion carried unanimously.
5. **Discussion and Action**
 - a. **Budget – Expense Parameters and Reserves Discussion** It was determined that this topic will be discussed at length with the proposed 2024 budget at the next meeting. This will give the committees time to discuss at their next meeting and report back to the Board. Assets that should be included in the Reserves are the tractor and entry gate.
 - o **Accounting Firm** Gregg P. reviewed the different accounting companies that were approached. Dalby Wendland was requested to continue services into November so that Balanced Bookkeeping may take over at that time. If this is not agreed on, then IMM will be the back up choice. The Board unanimously agreed.



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- b. Eagle Ridge Update** Elk Springs is required to provide water to Pinon Mesa, Auburn Ridge and new development, Eagle Ridge. A Can and Will letter was signed and sent to Eagle Ridge. The contract details are being negotiated before the memorandum is sent and the contract signed.
- c. Sacred Ground Snow Removal** It was determined that the Sacred Ground proposal needs to be edited to remove 10. 'behind gates' as the gates were removed and the specific gas station named. The contractor needs to abide by the contractual agreement to have Elk Springs Dr. plowed by 6 am. It was suggested to have a web cam pointed at a snow stake for measurements to know if plowing is needed. Snow stakes were requested to be placed before Vista Pl. at the top of the loop to guide the snowplow to push snow completely off the road. Brandon Watson moved to accept Sacred Ground Excavation's proposal for snow removal for the 2023/2024 winter season with the requirement of the previously stated edits to proposal, seconded by Gregg Minion and all were in favor. The motion carried unanimously.
- d. Fire Mitigation Projects for 2023 Fall and 2024 Winter** Ed Holub summarized the 8/16/23 fire mitigation committee meeting and requested the board to approve Mike Uncapher's proposal to complete the Western fuel break with the remaining grant funds. Brandon Watson moved to approve Mike Uncapher's proposal, seconded by Gregg Minion. The Board discussed the pros and cons of having Mike Uncapher complete the Western fuel break and requested that more proposals be obtained for future proposals. The available grant funds and budget along with the Colorado State Forest Service requirements do not support the chip 'n haul project as seen the last couple years and will not be hosted by the HOA. Homeowners are strongly encouraged to conduct their own fire mitigation efforts by hiring professionals to create defensible space around their homes. The Board voted and 3 members (Brandon W., Gregg M., and Greg B.) voted to follow the fire mitigation committee's recommendations, 2 members (Gregg P. and Ron K.) voted against it. The motion carried.
- e. Insurance Survey Results** Discussion occurred regarding the insurance survey results. No action taken.
- f. Speed Signage** Gregg M. moved to install 2 signs advising drivers of the blind corner and to slow down, seconded by Greg B. It was agreed the signs should be gold with black writing and should be



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placed on Monarch and between Aster and Gossamer. A draft of the sign will be obtained and approved by the Board. All were in favor and the motion carried unanimously.

- g. Fire Exit Agreement** This topic was removed from the agenda due to no further discussion or action needed.
- h. SVSD – CMC Payment in Lieu of Taxes** There is concern regarding CMC's payment in lieu of taxes not being raised. Greg Boecker will write a letter signed by the Board to CMC expressing their concern and request to reduce mill levy or raise CMC's payment. This draft letter will be reviewed for modification and approval at the next meeting.
- i. Water Policies** The following requests were made:
- Require a manhole at curb stop for water meter.
 - Switch to active water user as soon as ARC approves build.
 - Report dust violations to ARC Lead.
 - Water policies to be consolidated.

Brandon W. moved to approve that all new builds will be required to install a manhole at the curb stop for the water meter to reside in. EPC will inspect connections and vault before lines are buried. Lots are to be switched to an active water user at the time the ARC approves the build, seconded by Greg Boecker and all were in favor. The motion carried unanimously. Brandon moved for Amanda Maurer to consolidate the water policies in such a manner that they correlate with other governing documents, seconded by Greg Boecker and all were in favor. The motion carried.

- j. ARC Lead Position** It was discussed if this expense should be put out for bid. One argument is that this is the Association's largest expense, and we should investigate if there is a better price out there. Another argument was made that the current reputation, knowledge, relationships, and experience that makes up the success of the ARC is invaluable. There is concern that the DRGs are not being followed. Two board members (Watson and Boecker) disagreed, and two board members (Plummer and Kroesen) agreed to put this expense out to bid with one Board member who did not want to partake in the decision. The topic was tabled.

6. Committee Reports No business was brought forth.



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7. Additional Business

- Next agenda will primarily for budget discussion to determine the parameters for each expense section and Reserve account. Next Board meeting is scheduled for Monday, September 18th at 5:00 pm via Zoom.

8. Executive Session Brandon Watson moved to go into Executive Session to discuss violations, seconded by Greg Boecker, and all were in favor. Executive Session was entered at 8:05 pm. We returned to Open Session at 9:17 p.m. to request Amanda Maurer to communicate the board's stance on the trailer violation at 1841 Elk Springs Dr.

9. Adjourn at 9:17 p.m.

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

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