

Elk Springs ARC Meeting Notes

Date _February 15, 2024_____

ARC Attendance __Will, Jason, Paul, Travis, Rob_____

Homeowner Attendance _Becky Ciani, George Tzanatopoulos, Brandon Watson, Don Click, Susi and Franz Zedlacher, Abbie and Ron Kroesen, Greg Boecker, Gregg and Mary Beth Minion, David Brown, Ed Holub, Prudence Spink, Jan Sweikert, Amanda Poindexter, Alysa Moubry, David and Lindsey Rosenfeld

Board Attendance___ None

Start Time __5 pm_____

Stop Time __7:00 pm_____

Topics for discussion as listed out on the agenda below.

5 pm call to order

Will called the meeting to order and verified that we had a quorum of 5 out of 6

5:05 review meeting minutes and approve them from our meeting held on January 4th.

Minutes were reviewed and approved from January 4th meeting.

5:10 pm ratify our decisions for approval of final plans for 2 projects.

Scheig project is located at 1515 Elk Springs Drive.

Scheig decision was approved unanimously through emails, and we ratified this decision at this meeting tonight. Design is approved.

Schneider project located at 182 Kingbird Court.

Schneider project was reviewed and approved through emails in January, contractor will only be doing hammering of the foundation until weight restrictions are lifted before any other trucking and or concrete will begin. Project was ratified and approved unanimously.

5:20 pm discuss arc members signing conflicts of interest policy. Or not.

COI was presented to the members back in December by email and then discussed at our January 4th meeting. The committee is not in agreement to signing these policies for conflict of interest. Members of the committee feel that this is a volunteer position, and that the HOA should trust the decisions being made by the members during their time on the committee. The members of the committee have read the document and understand that if a conflict of interest arises, they will bring it to the attention of the leader for documentation to support it. This committee and its members have been in place since 2019 and have never had any issues raised before. It was asked that each

member rethink the document and please sign it and send it into will. If the COI of interest isn't signed, the member could be asked to step down from their position. This topic will be discussed at the next board meeting in March for follow-up.

5:25 pm arc e-mail address for each individual member on the committee.

Each committee member will be getting an arc email sent to them to be used for arc business only. It was discussed that it is best to have this for the issues we vote on and discuss on a daily occurrence. Will shall follow up with Haley and IMP and be sure these get sent out and put in place before March 1st.

5:30 pm Discussion with a realtor about the values of Elk Springs homes and how they pertain to the DRG's as they are written.

Becky Ciani was asked to present some info for the past few years for Elk Springs and if the DRG's affect sales in Elk Springs. Becky pointed out that several new residents bought because of the documents that are in place. She also pointed out that in all of her transactions she produces a packet of important documents for each sale and has the client sign off that they have received them. Becky also pointed out that people are moving into ES because it has everything they desire.

5:40 pm open question and answer forum for homeowners to ARC about the current DRG's and how they are processed. A letter from some members of HOA was submitted to the committee about not allowing RV's to be stored in ES and attached to these meeting minutes.

Discussion of revision and clarification to be done over the spring in regard to the following items.

Screened from view.

This topic is what several people in attendance wanted to know more about. It was pointed out that there are several items related to needing to be screened from view including RV's, trash cans, garage doors, anything unsightly. The RV topic is what was the most pointed out item from everyone in attendance. The ARC was presented with ideas of how to clarify and word how to deal with "screened from view". The HOA must abide by the bylaws currently written that spell out screened from view. Listed below are some ideas.

- Screening is subjective and dependent on the location, exposure, and surroundings of the lot and storage area.
- It is up to the owner of the lot/unit to understand that the solution and screening for one unit may not work for another unit.
- Adjacent unit owners' input will be necessary.
- The larger the items or item stored the more difficult, time consuming, subjective and costly the screening could become.
- Large items (25' or 30' + enclosed trailers, RV's etc.) likely are not good candidates for becoming appropriately screened from view.

- The approval of a House plan, or site plan showing a storage area will NOT be final approval for storage, once the area is known, the items to be stored is known, and the overall site area is reviewed discussions specific to the screening can be had.
- If the items or thing being stored changes from the original approval there may be additional screening needed, i.e. a small pop-up camper trailer being replaced with a 20' enclosed camper, RV, or other enclosed type trailer will require a new round of screening review.
- Darker colored items can be easier to screen appropriately than lighter colored things.
- Screening can include some fencing or screening specific materials (think 4' to 5' high, max of 15' long with trees planted to anchor the fence in with landscape and natural looking screening), Painting the things a darker color, mesh type screens in small sections and heights, trees,
- in certain conditions a dark tarp may be an approved solution for screening (UTV or ATV) beside a garage)
- The Cost, Time, and solutions for screening are ALL to be borne by the unit owner seeking to screen their storage area.
- IN some cases, NOT very often or ever, screening may be better installed off unit to allow the best screening effectiveness.
- Screening as approved will be maintained, tarps installed in a timely manner, fencing or panels kept up (painted etc.>)

Roof pitches, materials and colors to be allowed.

This topic was discussed lightly and the ARC will be receiving suggestions from professionals in the industry. ARC commented that they are looking into using percentages allowed for all topics of this and what would be allowed for homes.

Timing of revisions to DRG's

Brief discussion and possibly setting timing for revisions to be every 5-7 years.

Language to reflect that the changes to the DRG's may only be made with a super majority vote of the board.

Questions was asked what "is super majority", clarified as a vote of 5 out of 6 board members approving it

Current projects: all projects reviewed, and no discussion needed.

Old Business: All is good.

New starts: Nothing at the moment

New business. None at his time

Next meeting is scheduled for. March 7thth.
