



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, AUGUST 19, 2024 AT 4:15 PM VIA ZOOM

1. **Call to Order** the meeting was called to order by Brandon Watson at 4:20 pm.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Ron Kroesen, Greg Boecker, and Don Click. Also in attendance was Amanda Maurer, HOA attorney, and Haley Markward of Integrated Mountain Management (IMM).
3. **Executive Session** Brandon Watson made a motion to go into Executive Session. The motion was seconded by Don Click, and all were in favor. Executive Session began at 4:22 pm.
4. **Return to Open Session** at 5:36 pm.
 - a. **Recap** Brandon Watson provided a brief recap of the executive session:
 - There was discussion regarding legal counsel replacement.
 - The ARC Lead contract was negotiated.
 - The bookkeeper gave the Association a 60-day termination notice. Other options will be investigated.
 - The subcommittee to handle the Pinyon Mesa Water Delivery Contract will be Gregg Minion and Greg Boecker.
 - b. **Action from Executive Session**
 - Brandon Watson made a motion for Dufford-Waldeck attorney, Shelley Dackonish to move forward with a conflict check, seconded by Don Click, and all were in favor.
 - Brandon Watson made a motion for the ARC Lead hourly rate to be raised to \$135/hour retroactive to 6/1/24 and for time to be metered in 15 minutes increments.
5. **Homeowners Open Forum**
 - a. A request for a bike rack for kids to catch the bus. The Board will consider it but need a cost estimate and proposed placement. Homeowner is to provide a proposed area with winter snow piles in mind.
 - b. The Fire Mitigation Committee Chair, Ed Holub, requested that he be provided with the well depth data. The Water Committee Chair and the Board President are to get this information to him.
 - c. A complaint about loose dogs. IMM is handling this situation as a violation.
 - d. A homeowner made a suggestion for the Fire Mitigation Committee to consider a budgeted amount for spring/fall clean up, and clearing beetle kill.
6. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and a motion was made by Brandon Watson, seconded by Gregg Minion to approve the meeting minutes. Greg Boecker proposed that 7.c. be edited to say the board unanimously agreed to an MOU and, 7.d. remove unanimous consent and discussion, and 7.f. to edit from “insufficient” to “dangers to aquifer”. All were in favor to the proposed changes and the minutes were approved.
7. **Financial Review**
 - a. **Reserve Allocations** Bob Sweikert shared a balance sheet document to discuss the misaligned allocations for the Water Reserves. Don Click, Treasurer, and Brandon Watson, President, have been



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working with the accountant, Karen Frye, trying to clean up the Reserve allocations. It has been suggested that either an audit or a review be done of the books prior to a new accounting firm taking over. It was clarified that there are no funds missing, they are not classed correctly.

- b. **Invoice Approval Process** Ron Kroesen, Chair of the Road Committee, asked for the Board to consider implementing a policy for invoice approval. There was concern about a couple invoices having been paid that shouldn't have been. It is suggested that the accountant get approval from the committee chair when an invoice is to be paid.

8. Discussion and Action Items:

- a. **Gate Update** Bailey's Garage needs a trench, and conduit ran on the side of the road up to the 3rd driveway to run a ground loop. The wifi needs to be upgraded to support the new gate operating system and the existing security camera. Greg Boecker made a motion to replace the obsolete Century Link wifi with Starlink, seconded by Brandon Watson, and all were in favor. Gate remotes will be available for homeowners to pick up from IMM's office in Glenwood or at the next Board Meeting to be held in person at CMC.

b. DRG Updates

- o **Construction Fee** It was determined that the current fees are insufficient to cover the ARC Lead and Architects time for new builds. After much discussion, Brandon Watson made a motion to increase the Construction Admin Fee to \$4,200 based on the ARC Lead hourly rate of \$135 for 20 hours and the Architect's hourly rate of \$150 for 10 hours. The motion was seconded by Greg Boecker, and all were in favor. The DRGs will need to be updated by the HOA attorney, Amanda Maurer.
- o **Screen from View** The ARC provided input in writing to the Board. The Board listened to various responses from homeowners and their opinion of screened from view. If homeowners have more input, please submit in writing to IMM to provide to the Board for review.

- c. **Association File Storage** Brandon Watson brought forth a concern that the HOA's records are not kept in a centralized online location. IMM will investigate the storage capabilities of the Google accounts.

- d. **Inspection and Maintenance of HOA Fenceline** There have been complaints concerning cows coming onto properties and causing damage. The owner of the cows has yet to be identified. Colorado is a 'fence out' state meaning, we must keep a fence in functional condition if we do not want stray cows on property. The North boundary of Kendell Ranch fence has been fixed according to Greg Boecker. Two homeowners volunteered to walk the fence line and report areas needing repair to IMM.

9. Additional Business

- a. **Schedule Next Meeting** Monday, September 30, 4:30 pm in person at CMC's Ascent Center rooms 120/130. Executive Session will begin right away, and homeowners are invited to pick up new gate remotes during that time until Open Session begins around 5:30 pm.
- b. Greg Boecker requested for the Spring Valley PUD water opposition report update be reviewed and asks the Board to approve the additional costs unanimously over email.
- c. **Committee Reports** Nothing was reported at this time.



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10. Adjourn at 8:03 pm

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

Bob Johnson

Founding Partner/Executive Vice President

970-230-9615

bob.johnson@integratedmtn.com

Haley Markward

Assistant Community Manager

970-930-6341

Haley.markward@integratedmtn.com