



ANNUAL MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, NOVEMBER 13, 2023, AT 6:00 PM AT CMC CONFERENCE ROOM

1. **Call to Order** the meeting was called to order by Bob Johnson at 6:10 p.m.
2. **Verification of a Quorum** a quorum was verified with at least 20% of the membership present either in person or by proxy. In total, 127 lots were represented either in person or by proxy. Also in attendance was Amanda Maurer, Association Attorney, and Haley Markward and Bob Johnson of Integrated Mountain Management.
3. **Approval of Prior Member Meeting Minutes** The previous meeting minutes were reviewed. David Babiarcz moved, seconded by Kurt Bauer, to approve the prior annual member meeting minutes, motion carried unanimously.
4. **Financial Review and 2024 Budget** Gregg Plummer, Association Treasurer, presented financial statements as of 10/15/2023 and reviewed the 2024 budget which was approved by the Board at the October 4th, 2023 board meeting. The annual HOA assessment will increase to \$1730 which will be broken down as follows: \$1,073 to HOA Operations, \$380 to Roads, \$0 to Capital Reserves, and \$277 to Water. The 2024 budget was ratified by a lack of veto. IMM to notify membership of increase before January and update fees on the website.
5. **Discussion and Action Items**
 - a. **Recap 2023 Projects** The Association's primary project concern has been fire mitigation. The Fire Mitigation Committee has been successful over the year securing grants to complete fuel breaks.
 - b. **2024 Projects** There was brief discussion regarding the entry gate and if the Association should continue to repair it, replace it, or remove it. There was scheduled road maintenance for 2023 and the contractor pulled out at the last minute. This work will be coordinated by the Roads Committee and scheduled for 2024. The ARC would like to develop a FAQ packet to present to interested buyers and new homeowners to review prior to communicating with the ARC.
6. **Additional Business**



ANNUAL MEETING MINUTES

-
- 7. Board Election (2 positions, 2-year terms)** There were 4 members interested in running for the Board this year: Brandon Watson, Philip Maass, Donald Click, and Theresa Weidman. Brandon Watson was elected for his second consecutive term. He will not be allowed to run in 2025. Donald Click was also elected by the members, also expiring in 2025. The remaining board members are Gregg Minion, Ron Kroesen, and Greg Boecker and their terms will expire in 2024.
- 8. Adjourn** at 7:48 p.m.
-

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

Association Assistant Manager
970-930-6341
haley.markward@integratedmtn.com

DRAFT