



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, JANUARY 8, 2024, AT 4:30 PM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:30 p.m.
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 Bob Johnson and Haley Markward of Integrated Mountain Management.
3. **Executive Session** Greg Boecker made a motion to go into Executive Session to discuss an update with the Eagle Ridge contract, delinquency accounts, and a specific violation. The motion was seconded by Ron Kroesen, and all were in favor. Executive Session began at 4:32 pm. Greg Boecker recused himself and Bob Sweikert was invited to join for the Eagle Ridge portion.
4. **Return to Open Session** at 6:00 pm. Brandon Watson moved to allow the HOA attorney, Amanda Maurer, to continue collection efforts for account 971 and 933 including filing for foreclosure. The motion was seconded by Don Click, and all were in favor. The motion carried.
5. **Homeowners Open Forum** Nothing was brought forth by the members present.
6. **Approval of Prior Meeting Minutes** Greg Boecker moved to approve the previous meeting minutes as presented, seconded by Gregg Minion and all were in favor.
7. **Financial Review** Don Click, the Association Treasurer, reviewed the list of CDs that have been opened on behalf of the Association. The goal is to keep all funds within the FDCI limits.
8. **Discussion and Action Items**
 - a. **Ratify Officer Positions** Greg Boecker made a motion for the following officers, seconded by Brandon Watson and all were in favor. President – Brandon Watson, Vice President 1 – Gregg Minion, Vice President 2 – Ron Kroesen, Treasurer – Don Click, Secretary – Greg Boecker.
 - b. **2024 Projects**
 - **Gate Update** There was much discussion regarding the gate and if repairs should be made, if the gate should be removed, or if a new gate should be purchased. Vision Security presented two options to repair the exit gate loop. Brandon Watson moved to replace the ground loop and bury the conduit, seconded by Greg Bocker and all were in favor. The timing of this project will depend on when the ground is thawed enough to dig. The internet at the gate is provided by Century Link



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and is still functional. We were notified by Century Link that the equipment will not be upgraded, and we will eventually need to find a different service provider. Starlink options were presented to the Board. This topic was tabled until further notice. Brandon Watson will write up a basic scope of work and get a few estimates for a new gate or major upgrades.

- **Insurance Review** The Board of Directors is reviewing the Association's insurance obligations to ensure compliance. Don Click has contacted the insurance agent and will review with the HOA attorney to ensure full compliance. Previously Amanda was removed from access to insurance documents. Greg Boecker made a motion to allow Amanda to have access to the Association's insurance documents, seconded by Don Click and all were in favor. IMM will add Amanda Maurer to the authorization form for Brandon to sign.

- c. **ARC Revision Considerations** It was determined that the ARC hold a meeting in person for all members to join to give feedback and considerations on changing the DRGs. The purpose of this meeting is to promote transparency between the ARC, the Board, and the Members. One topic will be how to define screened from view. This will be an ARC meeting, not a Board meeting. Board members are to join as members of the HOA and not as Board members. This meeting will be held on Thursday, February 15th at 5:00 pm at CMC.

- **ARC Billing** The ARC continues to rebill as much of the ARC administrative duties back to the specific owners as much as possible.

9. Additional Business

- a. **Schedule Next Meeting** February 12th at 4:45 pm via Zoom. The Board will begin in executive session. Open Session will begin at 6:00 pm.

- b. **Committee Reports** The water committee requested the Board to appoint Joe Lavine to the committee. Don Click made a motion to appoint Joe Lavine to the water committee, seconded by Ron Kroesen and all were in favor.

- c. **New Business**

- The Board required that the ARC members be given HOA specific email addresses to communicate through moving forward.

10. Adjourn at 7:40 p.m.



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

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