

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING MINUTES

To be held on Wednesday, May 5, 2021 at 5:00 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 5:02 p.m.

II. Establishment of Quorum

A quorum was verified, board members present were Patrick Fitzgerald, Heidi Treleven, Greg Boecker, Willy Lynch, and Ed Holub. Also present were Bob Johnson and Sam Engen, IMM and Amanda Maurer, Attorney. Guest speaker present was Mike Uncapher, Western Vegetation Management.

III. Homeowner Open Forum: no comments.

IV. Approval of Prior Meeting Minutes:

Greg noted that the gates to filing 9 are in place for 1 year, not temporarily and Ed added that the gate will allow for both pedestrian and bike access. Ed also noted that the bid from Mike Uncapher for tree removal on Cedar and Pinon was for \$6470 and not \$6410. Patrick motioned to approve the minutes with the above referenced corrections. Ed seconded, and all were in favor.

V. Discussion & Action Items

- a. **Review ARC contract with Will Vannice:** Ed motioned that the ARC Contract shall be assigned from Will Vannice to his company so that he is insured. Heidi second, and all were in favor. Amanda will work on this assignment and will send to Ed for review prior to sending to Will Vannice to execute.
- b. **Discuss and plan for submitting application for Forest Restoration and Wildfire Risk Mitigation grant (deadline is 5/19/21):** The deadline to apply is May 19th and the Fire Mitigation Committee is recommending that the board apply for the grant asking for the remaining total of Mike Uncaphers bid dated January 2020. HOA matching funds were recommended to come from general reserves, which currently has no other planned use. Ed motioned that the Board authorize the Fire Mitigation Committee to file an application for a Forest Restoration and Wildfire Mitigation Grant seeking up to \$92,925 and that the Board pass a Resolution committing to spend up to \$92,925 to match any monies awarded under the Forest Restoration and Wildfire Mitigation Grant. In addition, the Board shall authorize a written Resolution committing up to \$92,925 in funding which will be attached to the grant application. Patrick seconded, the board did not receive any written opposition prior to the meeting, nor was there any opposition voiced from the Board or members in attendance, motion passed 4-1, Willy opposed.
- c. **Request to modify detached garage exemption for Lot 6, Filing 1:** Patrick motioned to allow the agreement with the current owner of lot 6 (the ranch house) to pass on to future owners which would allow them to build a detached garage or any other garage so long as it complies with the DRGs. This discussion was completed when the owner (Barbara Neal, Elk Springs LLC) withdrew her request to have a permanent variance for detached garages on her exempt properties.
- d. **Survey Results and Discussion: On and Off-Street Parking Policy – clarification on rules, violations, and screening:** Overall the membership did not find that there was an issue with parking with the community. Screening is required as defined in the rules. Any violation

should be reported to IMM.

- e. **Survey Results and Discussion: Animal Control Rules and Regs – on or off leash:** 78% of the membership was in favor of leaving the current policy as is. The Board asked IMM to send another email out asking for feedback on implementing a pet on leash restriction in Filing 9 only and keep the current rules for all other filings. This restriction would apply to all owners. This is in an effort to help protect the elk habitat. Results will be discussed at a future meeting.

VI. Additional Business:

Willy motioned to remove the gate on Elk Springs Dr and noted that it has been left open most days/nights. Motion failed due to lack of a second. Willy motioned to have the two (2) new gates remain open that were installed on the loop of Elk Springs Dr. for the summer months. Summer months would be defined as April 1st – Dec 15th. Heidi agreed to second the motion with the amendment of summer months between April 1st – Sept 15th. Motion failed, 2 in favor and 3 opposed.

VII. Executive Session: none

VIII. Adjournment

A motion was made, and seconded to adjourn the meeting at 6:19 p.m.