

# ELK SPRINGS HOMEOWNERS ASSOCIATION

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## EXECUTIVE BOARD MEETING MINUTES

Wednesday, February 19, 2020 at 4:00 PM  
Colorado Mountain College – Ascent Center, Room 110

### I. Call to Order

The meeting was called to order at 4:04 p.m. by Bob Johnson.

### II. Establishment of Quorum

A quorum was verified. Board members present were Ed Holub, Brandon Watson, Diane Tomassetti, Patrick Fitzgerald, and Willy Lynch (via conference call). Also present was Bob Johnson and Sam Engen, Integrated Mountain Management and Amanda Maurer, HOA attorney.

### III. Homeowner's Forum

Homeowner Denise Lynch requested that we add more detail to the Meeting Notice/Agenda. The Board will take this into consideration when preparing future notices.

### IV. Board Meeting Minute Approval – November 18, 2019

Diane made a motion to approve the Board meeting minutes from November 18, 2019 and December 10, 2019, Brandon seconded the motion, and all were in favor.

### V. Financial Review

Ed gave the financial report. As of 12/31/2019 there was \$184,641.22 in operating and \$725,330.26 in reserves.

### VI. Discussion & Action Items

#### a. Fire Mitigation Committee

- **Setting Goals for Committee:** The Board wants the FMC to create a list of goals for the year and provide it to the Board for review.
- **Agreement with Elk Mesa:** The purposed of this agreement is to allow the HOA to maintain the mesa roads off Aster and Kingbird as necessary for purposes of fire and other emergency ingress and egress until Elk Mesa is developed. This agreement will also give ESHOA the right to access the Mesa Parcel through breakaway gates as needed for emergency use only. Brandon made a motion to move forward with Diane to sign the agreement once noted changes concerning the notice to maintain and contact information have been made, Diane seconded the motion, and all were in favor.
- **Becoming a FireWise Community:** Ed made a motion to authorize the FMC to take the appropriate steps needed to become a FireWise community, Patrick seconded the motion, and all were in favor.

**Q & A with Mike Uncapher about Fire Mitigation Report:** Mike Uncapher, Western Vegetation, was present to review the proposed fire mitigation plan for the ESHOA common areas. Ed made a motion to move forward with items 1.3 -1.5 by having volunteers from the FMC mark trees in these areas to gauge the impact this will

have on the common areas along the road side and get a revised bid for the proposed work, Patrick seconded the motion, 1 abstained, 1 opposed - motion passed 3-1. Further consideration and any decisions regarding this will be made at a future Board meeting.

Summary of Proposed Project:

- 1.3 Entrance of Elk Springs Drive north side of Elk Springs Drive
- 1.4a. North side of Elk Springs Drive across from Cedar Cove intersection
- 1.4b. South side of Elk Springs Drive near Cedar Cover Intersection
- 1.5 Elk Springs Drive Right of Way between Monarch and Woodruff

- b. Composting:** Members Deb Gurly and Mary Beth Minion are looking for interested homeowners to participate in a community compost collection. This is up to each individual homeowner. IMM will send out a communication regarding this.
- c. Farmers Faucet Locks:** The Board directed IMM to reach out to EPC to ask if there would be any concern if the Association were to put locks on some of the farmer faucets and if it would affect the water or be detrimental in any way. IMM will report back to the Board.
- d. Investigating Water Facility Reserves:** Ed made a motion to invest up to \$500,000 in Water Facility Reserves in a CD consistent with ANB Bank's proposal, Brandon seconded the motion, and all were in favor. The Board has directed Ed to see this through.
- e. ARC Appeals**
  - **625 Elk Springs Drive:** The owner will be submitting new plans to the ARC for relocating the swamp cooler. Owner will work with the ARC and notify Board upon resolution.
  - **236 Aster Drive:** This appeal pertains to the tree requirement in the DRG's. Diane made a motion to let the ARC determine the appropriate action for landscaping consistent with Carbondale Fire Mitigation Guidelines (letter dated April 26, 2019), Brandon seconded the motion, and all were in favor. ARC will contact the owners.
- f. Policy for Committee Spending:** The Board asked Amanda to make the following revision: Any committee expenditures greater than \$5,000/occurrence shall be submitted by the committee to the Board for prior approval. Brandon made a motion to approve the policy with noted change, Diane seconded the motion, and all were in favor. Amanda and Diane will work on finalizing the Policy.
- g. Update on Removing Dog Restrictions:** Brandon made a motion to approach the Division of Wildlife about wanting to amend 7 plats to remove the 1 dog restriction and allow for 2 dogs and to have Amanda schedule the Pre-Application Conference to meet with the planner regarding this process, Ed seconded the motion, Diane abstained, Willy opposed, the motion passed 3-1.
- h. Maintenance of Existing Trails and Construction of New Trails:** Further discussion is needed; no action was taken.
- i. Becoming a Dark Sky Community:** No action was taken.
- j. Website Changes/Updates:** The Board has asked IMM to investigate setting up professional email with the Elk Springs HOA domain. IMM will report back to the Board.

**VII. Additional Business**

Will Vannice, ARC Lead, was present to give an ARC update. See attached ARC Report from September 1, 2019 – January 1, 2020 and chart of Elk Springs ARC Projects.

**VIII. Executive Session (if needed)**

**IX. Adjournment:** The meeting was adjourned at 7:26 p.m.

## ARC Report for September 1<sup>st</sup>-January 1 of 2020

September 5<sup>th</sup> 2019

Present Will, Doug Owners rep Mike with DM Neuman

Corkery landscaping review and location approval. Moved a few trees around to provide more screening for utilities. Work will commence in October. All approved to proceed

October 24<sup>th</sup> 2019

Present Will along with owner David Miller

Owner wants to remove several large 30' + pinions along south edge of driveway to create better sun into the driveway and melt the snow and ice away. Owner says driveway gets very icy and treacherous in the winter months. 1 tree is within 30' of home and the others are 60' + away from the home. After discussion with owner onsite it was determined full committee needed to review this. An email was sent to the entire committee and full discussion came to the conclusion the only tree he would be allowed to remove is the one 30' from the home.

November 7<sup>th</sup> 2019

Present Will, Rob, Doug, Diane

Rosenfeld final COC review. Rosenfeld project has been completed all phases. Deposits will be released

December 12<sup>th</sup> 2019

Gary Krill Residence

Present Will, Diane, Doug, Rob Claussen Owners Gary, Architect, Julia Marshall LA

Review of site plans and location of home. All good approved to proceed with final plans. Owner needs to revise some questions asked in his documents and represent before final approval. Owner paid for plan review and construction management fees of \$3000

Will Vannice Residence

Present Diane, Doug Owner Will Vannice

Review of tree planting locations to shield parking area next to garage from the view from David Anselmo. Tree are completed and have been planted 3 large evergreen and 5 aspens. David Anselmo showed up for the meeting and commended his neighbors for the appropriate placement of the trees and it helps his view tremendously. David was very happy and mentioned more neighbors need to work together on similar issues.

Other items ARC will be working on in Spring 2020

Fitzgerald request to move his swamp cooler from the roof to the north facing sidewall of his home.

Kaufmann's have made a request to the board to override the DRG's as written of needing to plant 28 trees around their newly constructed home. The ARC will be standing behind their decision issued in 2017 of requesting the Kaufmanns planting of 28 trees.

Gary Krill should be breaking ground about May 1<sup>st</sup> This home will be a very addition with only a couple of variances which have been approved to make things work on the site.

Craig Carlson should be breaking ground about May 1st This home has several variances which have been approved to fit on the existing steep narrow site. It will fit into the site and blend very well.

Several other homes have inquired about the process to building a home in Elk Springs. No others have presented any plans yet.

# ELK SPRINGS ARC PROJECTS

						Check points Completed						
Owner	Address	Filing/Lot	Contractor	Type	Status	Plan	Pre-Const	Excav	Final	Last Visit	ARC Lead	Comment
Carlson	702 Elk Springs Dr.	6-27		New Home	Site Review	1/10/2020				5/2/2019		
Gary Krill	2026 Elk Springs Dr	7-94		New Home	Site Review	12/12/2019				12/12/2019		
Kitselman	301 Woodruff Lane	6-43	MM8	New Home	Excavation	7/20/2019	7/20/2019	7/20/2019		7/20/2019		Framing
Eades	Kingbird Drive	9-20	Girard Const.	New Home	Site Review	8/1/2019	8/15/2019	8/15/2019		8/15/2019		Framing
Conor Corkery	647 Wood Nymph Lane	6-15	DM Neuman	New Home	Excavation	2/4/2019	2/23/2019	4/29/2019	2/13/2020	2/13/2020		Complete
Kaufman	Aster	7-66		New Home	Build	6/20/2018	7/11/2018	7/11/2018		7/11/2018		Landscaping

Color Key

Middle grounds of Const.
Final stage of construction
HOA Board control
Site review
Minor project