



ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, AUGUST 11TH, 2025 AT 4:00 PM VIA ZOOM

- 1) **Call to Order** the meeting was called to order by Bob Johnson at 4:02 pm.
 - 2) **Verification of a Quorum** A quorum was verified with the following board members present Brandon Watson, David White, Jesse Hill, Stephanie Hernandez, and David Fowler. Also in attendance was Paul Tomashosky, and Bob Johnson of Integrated Mountain Management (IMM), along with Shelly Dackonish from Dufford Waldeck.
 - 3) **Executive Session** Began at 4:04 pm; Concluded at 5:00 pm.
 - 4) **Return to Open Session** Brandon reviewed the Executive Session and the ongoing water contract negotiations. No decisions or actions were made.
 - 5) **Homeowners Open Forum** No discussion.
 - 6) **Approval of Prior Meeting Minutes** The motion to approve was made by Brandon Watson and seconded by David White. AIF
 - 7) **Financial Review** Bob presented that there is \$328K in Operating, \$46K in Water Operating, \$310K in Road Reserves, \$46K in Water Operating, \$179K in HOA Reserves and \$1.34M in Water Reserves.
 - 8) **Discussion and Action Items:**
 - a) **Water Special District Update** Jesse Hill presented that a cost sharing agreement has been signed by all members of the Special District. The consulting law firm has created the first draft of a service plan.
 - b) **2025 Road Repairs Update** Richard Harbus spoke on plans to crack seal from front gate to Woodruff. Brandon spoke on delays for road repair due to vendor equipment being stuck because of Lee fire.
 - c) **Mailbox Area Discussion** Brandon and Jesse spoke on a possible second structure and additional boxes.
 - d) **2026 and Beyond Road Repair**
 - i) **SGM Road Report** Brandon stated the last report was from 2013 and brought up the possibility of requesting a new one. Jesse to work with Roads Committee and SGM to update roads report.
 - ii) **Multi-year Repair Contract** Brandon spoke on the positives of a multi-year contract.
 - iii) **Ditch and Culvert Maintenance** Brandon spoke on the ditch at Kingbird needs maintenance
 - 9) **Additional Business**
 - a) **Schedule Next Meeting** Monday, October 13th, 2025 @ 4pm. Holding Monday, November 10th for Annual Meeting.
 - b) **Committee Reports**
 - i) **Fire Mitigation** Ed Holub will create an email for the Chip and Haul program notification.
 - c) **New Business** Discussion on community fire exits and evacuation routes.
 - 10) **Adjourn** 7:07 pm
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Executed by Integrated Mountain Management on behalf of the Elk Springs Board of Directors.

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