

ELK SPRINGS HOMEOWNERS ASSOCIATION

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EXECUTIVE BOARD MEETING MINUTES

Monday, February 27, 2023, at 5:00 PM

- I. **Call to Order** Sam Engen, Integrated Mountain Management, call the meeting to order at 5:02 p.m.
- II. **Verify Quorum** A quorum was established with all Board members present. The Board members are Gregg Plummer, Brandon Watson, Greg Boecker, Gregg Minion, and Ron Kroesen. Also present was the Association's attorney, Amanda Maurer and IMM Bob Johnson.
- III. **Homeowner's Open Forum** The board was asked to consider stopping construction on Saturdays. With more homes in the subdivision, owners are left with only Sundays without construction noise/traffic. To be discussed by the board at a later date.
- IV. **Approval of Prior Meeting Minutes 1/16 and 1/17** The prior meeting minutes were reviewed. Brandon moved, seconded by Gregg Plummer, to approve the 1/16/2023 meeting minutes as presented, motion carried unanimously. Brandon moved, seconded by Gregg Minion, to approve the 1/17/2023 meeting minutes as presented, motion carried unanimously.
- V. **Committee Reports: Review list of all committee members.** There are several volunteer opportunities. IMM will send an email to the membership seeking volunteers.
 - a. **Fire Mitigation**
 - **Review 2022/2023 and prior year completed fire mitigation projects** Ed reported that the Association has used 73% of the fire mitigation grant awarded in 2021. The Associations spent \$96,812.50 in 2021 and \$38,893.75 in 2022, treating a total of 112 acres. The Association has \$50,143.75 remaining in grant funds to use by September 2025 and gets reimbursed for 50% of the fire mitigation work completed.
 - **Fire Mitigation Grant Award – review scope of work for new \$75,000 Fire Mitigation grant and authorize acceptance** Greg Boecker moved, seconded by Brandon, to authorize the Fire Mitigation Chair, Ed Holub, to submit 'Attachment A' as presented and execute documents required to accept the Forest Restoration and Wildfire Risk Mitigation Grant, motion carried unanimously.

- **Discuss options for Fire Mitigation Plan using Connor Coleman of Resiliency Lands** Ron has a lead on another company that may be able to assist with developing a plan for the community. He will send this information to Ed. Discussion tabled.
- **Removal of Dead Trees on Common Space and Private Lots** 3.10 Landscaping and Fire Mitigation of the Declaration for Elk Springs outlines requirements to reduce fire danger to dwellings by creating a defensible space. Enforcement of this is challenging, and the FMC will work on future educational opportunities for owners to create more buy in, aiding with fire mitigation efforts.

b. ARC

- **Appoint new committee member** Brandon moved, seconded by Gregg Minion, to appoint Travis Schultz to the ARC, motion carried unanimously.
- **Appoint a Board Liaison** Greg Boecker moved, seconded by Ron, to appoint Gregg Minion as the ARC Liaison, motion passed with 4 in favor and 1 abstained.
- There was discussion about new requirements for construction story/material boards for all new builds. The ARC will fine tune some language for the board to review.

c. Road

- **Summer road work** Ron reported that the committee is currently working on an RFP to send out for bid to GMCO and United.

d. Other

VI. Discussion and Action

- a. Exit Gate Repair Cost and Picasso Gate Update** exit gate repairs entail adding a reflective photocell sensor on the safety loop and an exit sensor wand to detect vehicles, estimated at \$2000 - \$2500. Brandon moved, seconded by Gregg Minion, to proceed with repairs as soon as the weather permits, not to exceed \$3,500. Motion carried unanimously. The Board directed IMM to hold open both gates until repairs are made. It was also noted that the gate is approaching its useful life and the Association needs to consider budgeting for a new gate. Replacement is estimated at \$75,000 - \$100,000.
- b. DRG Amendment Discussion:**
 - **Definition of "Screened from View"** Brandon moved, seconded by Gregg Plummer, to drop "70%" from section 6.10 of the DRGs, motion carried unanimously. The Board agreed to seek input from the community on what 'screened from view' means and will be sending a survey to the membership.
 - **Voting of ARC Consultants** discussion tabled.
 - **Absolute Authority on ARC Derived Authority** discussion tabled.
- c. Covenant Enforcement – discussion common issues we are seeing in the community and a plan to address** IMM is directed to send notices to owners that have campers or other recreational vehicles stored on their property that are in

violation of the Declaration, Section 3.7 No unsightliness.

d. Committee Spending Policy – review current \$5,000 limit discussion tabled.

VII. Additional Business

a. Schedule Next Meeting The next meeting was scheduled for Monday, March 20th at 5:30 pm via Zoom.

VIII. Executive Session Brandon moved, seconded by Ron, to move into executive session to confer with legal at 8:02 p.m., motion carried unanimously.

Returned to open session at 9:25 p.m.

IX. Adjourn at 9:25 p.m.