

# ELK SPRINGS HOMEOWNERS ASSOCIATION

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## EXECUTIVE BOARD MEETING MINUTES

Monday, March 20<sup>th</sup>, 2023, at 5:30 PM  
Via Zoom Conferencing

- I. **Call to Order** Sam Engen, Integrated Mountain Management, called the meeting to order at 5:30 p.m.
- II. **Verify Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Greg Boecker, Ron Kroesen, and Gregg Plummer. Also in attendance was Amanda Maurer, HOA Attorney.
- III. **Homeowner's Open Forum** homeowners present did not bring forth any business.
- IV. **Approval of Prior Meeting Minutes** Brandon moved, seconded by Ron, to approve the 2/27 board meeting minutes, motion carried unanimously. Greg Boecker moved, seconded by Brandon, to approve the hearing minutes from 2/23, motion carried unanimously.
- V. **Committee Updates:**
  - a. **Fire Mitigation: Update on Fire Mitigation Grant Award and Fire Mitigation Plan** Ed Holub reported that FRWMR grant has been accepted and he is working with two parties on preparing a 'master plan' for fire mitigation in Elk Springs. This plan would not be covered by any grant funds and he is seeking direction from the board on how to proceed. Brandon moved, seconded by Greg Boecker, to authorize the Fire Mitigation Committee (FMC) to spend up to \$5,000 in having a third-party fire mitigation analysis completed. After further discussion, Brandon amended his motion to authorize the FMC to write an RFP and solicit vendors for proposals with an approximate budget of \$5,000, Greg Boecker seconded, motion carried unanimously.
  - b. **ARC: General updates and appoint new committee member** Will Vannice reported that there was a volunteer who attended the last ARC meeting, and they want to attend a few more before deciding if they want to join the committee. He also informed the board that we need to make a 24" utility cut at the end of Kingbird to add conduit to supply power to lot 80. The HOA is not paying for the utility cut and it will be back filled until the weather permits road repairs. The board unanimously approved this project, with one abstaining.
  - c. **Water: Appoint new committee member** Brandon moved, seconded by Gregg Minion, to appoint Steve Jones to the water committee, motion carried unanimously.
  - d. **Fiber/Broadband: Schedule meeting with the fiber/broadband committee** David Hughes presented an option to the board for consideration including construction of fiber broadband using TING fiber and touched on some funding and financing options. The board has asked the committee to work on a feasibility study, researching other possible less costly, wireless

*Executed by Integrated Mountain Management, property manager for Elk Springs Homeowners Associations. All times are approximate. This meeting is open to all owners.*

solutions. A subcommittee of the board including Brandon and Greg Boecker was formed to aid in the information gathering. There was a discussion on a future member meeting to review data with the community once collected.

- e. **Roads** Ron Kroesen reported that the committee has received quotes but has not had a chance to review them. They will be reviewing and requesting approval to secure a chip and seal contractor in the coming weeks via unanimous consent from the board.
- f. **Trails** Brandon moved, seconded by Ron, to appoint David Miller and Mike Lewis to the trails committee, motion carried unanimously. Greg Boecker will remain as a committee member and Gregg Plummer will act as board liaison.

**VI. Financial Review – Year End 2022** Gregg Plummer reviewed financials as of December 31, 2022, reporting net income for the year was at about \$200,000 vs \$250,000 in 2021. Income is up from 2021, but so are expenses. He noted the balance in the Alpine Bank account reflects construction deposits the association has on hand, which are refundable upon final review. Gregg also reported that we have earned \$5,000 in interest on the CD accounts for Water.

- a. **Review and discuss ARC Billing** February billing has not been received yet. Will Vannice agreed to submit this invoice within the next week. Discussion tabled.

**VII. Discussion and Action**

- a. **Review Landscaping/Irrigation Bid for 2023** Brandon moved, seconded by Gregg Plummer, to accept the proposal as submitted for 2023 services with a note to Daly that EPC is the only one with authorization to remove the water meter by the mailboxes to ensure proper storage during the winter, motion carried unanimously.

**b. DRG Amendment Discussion:**

- **6.10 - Define “screened from view”** the board has asked the ARC to work on drafting language to further clarify the definition of ‘screened from view’. Items discussed were as follows:
  - view plains, screening from home view vs street
  - size of the ‘unsightly vehicles’
  - approval process for screening, ARC cannot give final approval until they can view final storage location with screening (with landscaping, fencing, earth berms, or a combination of these)
- **10.9 - Review story board requirements** The ARC has drafted language for consideration that requires the minimum size of a story board be four feet wide by six feet tall. The board would like to see the addition of language requiring any stone or natural material be installed as it would on the home to get an exact mix of the materials. The language in this section will be revised for consideration at the next meeting.
- **Exhibit I – review construction hours** the ARC will contact owners/contractors about limiting the amount of construction noise and large truck traffic on Saturdays. There was no change to construction hours.
- **2.3 – committee structure and voting** tabled, no further discussion.

**VIII. Additional Business**

- a. **Schedule Next Meeting** next board meeting has been scheduled for Monday, April 17, 2023 at 5PM on zoom.
- b. **Other** Sam Engen reported gate repairs are scheduled for 3/27, weather permitting. She also

reported the contractor we lined up for building the mail packed shed is no longer in business. We have received a second proposal on the project, but it exceeds the approved bid by about \$2,000. The board tabled this action item.

- IX. Executive Session** Brandon moved, seconded by Gregg Plummer, to go into executive session at 8:57 p.m. to confer with legal, motion carried unanimously.  
Returned to open session at 9:49 p.m. Brandon moved, seconded by Gregg Minion, to authorize the water committee to engage a water engineer to review the Eagle Ridge augmentation plan, motion carried unanimously.
- X. Adjourn** at 9:50 p.m.