



## BOARD MEETING MINUTES

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### ELK SPRINGS HOMEOWNER ASSOCIATION

MONDAY, MAY 11, 2026, AT 4:00 PM MDT

ZOOM MEETING

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#### MINUTES - APPROVED

**1. Call to Order**

- a. The meeting of the Board of Directors of Elk Springs Homeowners Association was called to order on Monday, May 11, 2026, at 4:00 p.m. via Zoom by Jesse Hill

**2. Verification of Quorum**

- a. A quorum of the Board of Directors was verified and present. Jesse Hill, Richard Harbus, Stephanie Hernandez, David Fowler were in attendance. Brian Bradford and Bob Johnson from Integrated were also in attendance

**3. Executive Session**

- a. The Board entered Executive Session at 4:02PM p.m. to discuss DRG violations and Legal Negotiations.

**4. Return to Open Session**

- a. The Board returned to Open Session at approximately 5:00 p.m. Homeowners were invited to attend the meeting. The Board provided a summary of Executive Session:
  - i. Gave guidance to the ARC and Council on noticing DRG Violations.
  - ii. Legal advice regarding water customer contracts.

**5. Homeowners Open Forum**

- a. Mowing of the ESHOA trails and roadways was discussed by homeowners and board.

**6. Approval of Prior Meeting Minutes**

- a. Meeting minutes were reviewed, and updates would be sent by Hill to IMM for future adoption.

**7. Manager's Update**

- a. Financial review
- b. Manager report

**8. Discussion and Action Items**

- a. Noxious Weed group HOA Board update
  - i. Update on 2025 success, education and future engagement plans.
- b. 2026 ESHOA Collections Policy Update
  - i. Due to changes in state laws an updated policy was drafted by council. The board unanimously approved the updated POLICY OF ELK SPRINGS HOMEOWNERS ASSOCIATION, INC. REGARDING PROCEDURES FOR COLLECTION OF UNPAID ASSESSMENTS.
- c. Policy Updates in progress
  - i. Dispute Resolution Policy (6.12.2017)
  - ii. Protection of Personal Data Policy (New)



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- iii. Guidance was given to Council wo work with IMM to draft policy updates for future adoption.
- d. 2026 Road patch work proposals
  - i. United, Grand River Construction and American Asphalt were requested to bid the upcoming 2026 road patch work. American Asphalt was recommended for price and availability.
  - ii. The board unanimously approved to move forward with American Asphalt proposal for road repairs.
- e. Water Special District
  - i. Elk Springs Ballot Question for Special District Update
    - 1. Ballots are due June 10<sup>th</sup> 2026.
  - ii. Special District Steering Committee Update
- f. Roaring Fork Valley Water Conservation
  - i. The board discussed local water restrictions in place due to ongoing drought, and a consensus to reach out to the Water Committee for a recommendation.
- g. Front gate repair update

### **9. Additional Business**

- a. The next Board meeting was scheduled.
- b. Committee reports
  - i. Fire committee update
  - ii. Road committee update
    - 1. 2025 Warranty work is being planned with the contractor.
  - iii. ARC update
- c. New business was introduced and discussed as appropriate.

### **10. Adjournment**

- a. There being no further business to come before the Board, the meeting was adjourned at 7:00 p.m.
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