

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING MINUTES

Thursday, October 21, 2021 at 5:30 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 5:30 p.m.

II. Establishment of Quorum

A quorum was verified, board members present were Ed Holub, Willy Lynch, Greg Boecker, Heidi Treleven, and Patrick Fitzgerald. Also in attendance was Bob Johnson and Sam Engen, IMM and Amanda Maurer, Attorney.

III. Homeowner Open Forum

No comments.

IV. Approval of Prior Meeting Minutes

Greg indicated that the minutes should reflect that the trails committee only recommended one of the two approved trails adjustments. Greg motioned to approve the September 16, 2021 minutes with the recommended change. Heidi seconded, and all were in favor.

V. Committee Updates

a. Fire Mitigation

- **Carbondale Fire Department - what can be done to make their job easier, i.e., access, timing, communication:** Bill Gavette, Carbondale Fire, was present to discuss the recent house fire in Elk Springs with the community. IMM will be working with Carbondale Fire to make sure they have proper access to the fire boxes within Elk Springs. Overall, it took approximately 21 min from the time the fire was reposted for the fire department to arrive on-site, cause of fire is still unknown.
- **Request for approval to store container with belongings at the water tank (Sweikert House Fire):** Tabled.
- **Install "No Parking Sign" on road to pump house:** The Board has asked IMM to install a "No Parking Anytime" sign on the fire exit road to the pump house. There should also be a sign installed stating that the Elk Springs Trails are reserved for Owners and guests only. Once a survey has been complete of the area near the gas pad, a sign indicating "Authorized and Emergency Vehicles Only" needs to be installed, location for this sign TBD.
- Greg motioned to authorize a committee consisting of himself, Patrick Fitzgerald, and Russ Craig to spend a day fixing and installing the wire fence along the property line adjacent to Eagle Ridge. Ed seconded, and all were in favor. IMM will order no trespassing signs with the Elk Springs logo to be installed on the fence.
- **Transfer responsibility of maintaining fires exits to roads committee:** Ed motioned to transfer the responsibility of maintaining the fire exits to the Roads Committee from the Fire Mitigation Committee. Heidi seconded; motion passed with 4 in favor; Willy abstained from voting.
- **Update of HOA assisted fire mitigation on individual lots:** Ed reported that there are 69 owners who have signed up for the HOA funded fire mitigation project and 10 of which

are ready for a pickup and chipping. Mike Uncapher, Western Vegetation Management, was present to discuss the time for the next few months. He indicated that chipping and hauling on private lots will begin tomorrow 10/22 and that all material that will be chipped will leave the property. He also informed the community that the lop and scattering project and work on CR 114 is set to begin in the next 30 days.

b. Trails

- **Seasonal trail closure discussion:** Greg motioned to continue with the seasonal trails closure for a second year, starting on December 1, 2021 through April 15, 2022. Ed seconded, motioned passed 3-2 with Willy and Heidi opposed. IMM will update the map on the website and post signs.

c. Roads

- **Road to water tank – follow up from 10/12 meeting:** The committee is recommending that the board approve the new road to be installed from Wood Nymph Lane Circle through access easements and then directly into the water tank easement. The center line has been marked with stakes that are spray painted in bright red for anyone who wants to view the road placement. Project would begin next springs. Patrick motioned to approve up to \$15,000 to install the new road as recommended by the committee. Ed seconded. After further discussion, Patrick withdrew his motion and requested that the committee revisit the specs of the road and get a revised bid. IMM will send the committee the bid received for this road from 2018. Further discussion on the scope of work is needed.

d. Other

VI. Financial Review

- a. P&L and Balance Sheet:** Ed reviewed financials through 10/25/2021 reporting that some of the budgeted project work did not get completed this year including the road to the water tank and tree on the berm to shield the water tank. These projects have been budgeted for again in 2022.
- b. Discussion and Approval of 2022 Budget:** Ed motioned to approve the 2022 Budget as presented, reflecting a 5.4% increase (CPI) to assessments. Heidi seconded; motion passed with 4 in favor; Willy abstained from voting. There was some discussion about IMM taking on a more prominent role for accounting and overseeing Dalby when Ed steps down from the treasurer position. IMM will meet with Ed in the coming weeks to discuss further.

VII. Discussion & Action Items

- a. Private Property Easements:** Greg motioned to add the following language to trail signs, maps, and website, "Use of trails beyond express platted easement is with permission of landowners unless otherwise posted." Heidi seconded; motion passed 4-1; Willy opposed.

VIII. Additional Business

The Annual Member Meeting is scheduled for 11/15/2021 at Colorado Mountain College. The Board approved a hybrid meeting, where owners can attend via zoom, but owners cannot vote over zoom. Those who plan to attend by zoom are encouraged to send in their proxy to meet quorum requirements and to vote as directed for the Board election.

IX. Executive Session

Ed motioned to move into executive session to discuss a potential covenant enforcement concern at 7:49 p.m. Greg seconded, and all were in favor.

Returned to open session at 7:59 p.m.

X. Adjournment

A motion was made, and seconded to adjourn the meeting at 8:00 p.m.