

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING

Wednesday, May 11, 2022 at 5:00 PM

Via Zoom Conferencing

I. **Call to Order**

The meeting was called to order at 5:01 p.m.

II. **Establishment of Quorum**

A quorum was verified, Board Members present were Patrick Fitzgerald, Greg Boecker, Gregg Plummer, Heidi Treleven, and Brandon Watson. Also present was Sam Engen, IMM and Amanda Maurer, Attorney.

III. **Homeowner Open Forum**

No comments.

IV. **Approval of Prior Meeting Minutes**

Heidi moved to approve the meeting minutes from April. Patrick seconded, and all were in favor.

V. **Financial Review**

Gregg P reviewed financials as of May 4, 2022, reporting that water fees are up due to timing of billings this year vs last year and architecture fees are lower in 2022 due to timing of assessments. Architectural expenses are also up in 2022 based on construction activity and reviews. Gregg also reported that he is working on transferring construction deposit funds from Bank of CO to Alpine Bank as discussed at the last board meeting.

VI. **Committee Updates/Reports**

- a. **Roads:** The Roads Committee has defined the roads to be considered for repair this year and will be meeting with GMCO to walk the roads for input and pricing. The committee is also planning to coordinate the new water tank road with ditch cleaning this year and has been in communication with Screaming Eagle for this project. Greg B. discussed looking into purchasing a harrow for grading behind the tractor and asked Russ Craig to look for one the HOA could purchase. This could be used for future projects and on the fire exit roads. Greg B. moved to authorize spending up to \$1,000 on a harrow for the subdivision tractor. Patrick seconded, and all were in favor.
- b. **Fire:** Ed reported that Western Vegetation Management has completed the approved work for the spring aside from the 9 acres near the entrance due to weather. He also reported that he is in the process of requesting grant money for work done so far. There is roughly \$89,000 remaining and no further mitigation work is planned for the year. Further discussion will be had on possibly doing another fire mitigation chip and haul project in the community later this fall and possibly surveying the membership on this. The fire department recently inspected the fire boxes within the subdivision, and it was recommend the locks be removed from the boxes and the box on cedar cove needs to be

relocated closer to a hydrant. IMM will coordinate this.

- c. **Water:** See attached update from the Water Committee.
- d. **ARC:** There is about 22 active builds right now with an addition 10 anticipated to break ground soon, see attached update from the ARC.
- e. **Trails:** no update
- f. **Fiber:** committee has been investigating fiber options, no official update.

VII. Discussion & Action Items

- a. **Design Review Guidelines – Brief owner comments and question period. Board to review and approve final draft which was sent out with meeting notice:** Discussion was as follows:

6.15.2: remove “encouraged” for planting of deciduous trees.

5.9.3: add “or successor in interest” after unit owner.

14.3: add “or successor in interest” after unit owner.

Greg B motioned to approve the Design Review Guidelines with the changes noted above. Heidi seconded, and all were in favor. The final approved DRGs will be posted to the HOA website and distributed to the membership by email.

- b. **Discuss completion of fence repair between Eagle Crest and HOA open space to the south:** Patrick motioned to hire Russ Craig to complete the fencing repairs along the subdivision’s property line in a good workmanlike manner. Greg B seconded, and all were in favor.
- c. **Discuss removal of dead trees on berm by water tank and planting of new trees:** IMM will work with the contractor for removal of the dead trees along the berm near the water tank and finalize the irrigation repairs. Further discussion will be had this fall about replacing trees on the berm.

VIII. Additional Business

- a. **Lot 91/92 Easement Agreement** – to be discussed in executive session.
- b. **Schedule date for next meeting** – the next board meeting has been scheduled for July 13, 2022 at 5PM via zoom.
- c. **Other** – Discussion regarding needing multiple bids for road repairs was had. Greg B moved to remove this requirement found in the Purchasing and Contract Policy for road repair bids. Brandon seconded, and all were in favor.

IX. Executive Session

Heidi motioned to go into executive session at 7:02 p.m. to confer with legal counsel regarding contract negotiations. Greg B seconded, and all were in favor.

Returned to open session at 7:15 p.m.

Greg B made a motion, authorizing Amanda to send the Auburn Ridge Water Delivery Agreement and Installment Sale Agreement with amortization schedule to Auburn Ridge’s attorney. Brandon seconded, and all were in favor.

Patrick made a motion, authorizing Amanda to provide Eagle Ridge the same terms list as HOA provided to Auburn Ridge with the addition of xeriscaping requirements. Heidi seconded, and all were in favor.

Patrick motioned to move back into executive session at 7:18 p.m. Greg B seconded, and all were in favor.

Returned to open session at 7:37 p.m.

Patrick made a motion, authorizing Greg B to engage Dean at SGM to review Eagles Ridge Subdivisions plans and provide comments. Brandon seconded, and all were in favor.

Brandon motioned to move back into executive session at 7:40 p.m. Heidi seconded, and all were in favor.

Returned to open session at 7:55 p.m.

Patrick motioned to amend the prior approval for the easement agreement between lots 91/92 and to allow Amanda to work on finalizing the draft for Board approval prior to the parties signing.

Amendments to the agreement are as follows:

- 6 trees will be planted, 5-7 feet tall.
- HOA will continue to maintain existing roadway as in place.

Gregg P seconded, and all were in favor.

X. **Adjournment**

The meeting was adjourned at 7:58 p.m.

Water Committee Report

May 11, 2022 HOA Board Meeting

Main Water Tank Recoating

Mannix painting will begin work on May 31. Drainage of the tank through normal usage is being coordinated with EPC. Recoating of the interior, including curing, will take approximately six weeks. The exterior will be recoated after the interior is completed.

Pressure Reducing Valve (PRV) Replacement

The replacement PRV was scheduled to be shipped yesterday. The valve assembly will be installed as soon as it arrives here from Canada.

Elimination of Off Property Looped Water Main

The water committee is working with the Board and two large commercial water customers to eliminate the section of looped water main that runs through the two adjacent properties. Bringing the looped main entirely onto HOA property will eliminate potential legal and financial liability. It will also eliminate the risk of water usage monitoring on the two properties which has been a problem historically. Realization of this project will require each property owner to purchase the existing HOA-owned water infrastructure. It will also require the construction of a new section of water main on HOA property. Total cost of the project will be in excess of several hundred thousand dollars. Some funding by the HOA will likely be required.

Well Depth Monitor

The electronic monitoring probe device has been received and EPC is now purchasing wires and connectors that will allow continuous monitoring of the well water surface level height. EPC has been requested to complete the installation this month.

Present and Future Water Financial Reserves Adequacy

SGM is nearing completion of their update to the 2015 Water System Asset study. Replacement costs for the system are now projected at nearly \$19 million at current economic conditions compared to about \$8 million assessed in the 2015 study (at 2015 conditions). Once the study is finalized, the committee will update the water business financial model and discuss the adequacy of current water reserves with the Board.

ELK SPRINGS ARC PROJECTS

Owner	Address	Filing/Lot	Contractor	Type	Status	Check points Completed				Last Visit	Comment	Deposits Paid Date				Fines to date						
						Plan	Pre-Const	Excav	Final			Plan Fee	Const Admin	Landsc	Driveway							
Nau/Tilley	702 Elk Springs Dr.	6-27	Eshelman		Construction	4/29/2022	5/4/2022			5/4/2022		4/29/2022	4/29/2022	4/29/2022	4/29/2022							
Kitseleman	301 Woodruff Road	6-43	MM8	New Home	Construction	7/20/2019	7/20/2019	7/20/2019		4/13/2021	Owner occupied											
Bracey	198 Kingbird Court	9-23	Giard Const	New Home	Construction	10/10/2019	10/8/2020	10/8/2020		4/19/2022	Owner occupied	10/29/2020	10/29/2020	10/29/2020	10/29/2020		\$5000	3/1/2021				
Czajka	420 Pinon Dr	1-12	JCC Remodeling	New Home	Construction	5/5/2020	8/15/2020	8/15/2020		4/29/2022	Finishing interior	5/12/2020	5/12/2020	9/11/2020	9/11/2020							
Poindexter	154 Crescent Lane	5-62		New Home	Construction	4/15/2021	5/24/2021	5/24/2021		1/13/2022	Framing	5/19/2021	5/19/2021	5/19/2021	5/19/2021							
Mitchell	361 Monarch Road	5-51	Cris Shaw	New Home	excavation	9/10/2020	9/10/2020	9/10/2020		4/15/2021	Owner occupied	9/8/2020	9/8/2020	9/8/2020	9/8/2020							
Goodstein	620 Juniper Drive	RR3	Bruce Barth	New Home	Construction	10/10/2021	10/27/2021	10/27/2021		10/27/2021	Construction	4/12/2021	4/12/2021	10/27/2021	10/27/2021							
Marchand	75 Monarch Road	5-37	Chance Soldoff	New Home	Construction	11/1/2020	12/3/2020	12/3/2020		2/24/2021	Owner occupied	10/29/2020	10/29/2020	12/15/2020	12/15/2020		\$250	6/29/2021				
Brown	2685 Elk Springs Drive	8-15	Chance Soldoff	New Home	Review	4/20/2021				3/4/2021	Final plan approved	2/28/2021	2/28/2021									
Vander Zanden	138 Kingbird Lane	9-21	Bruce Barth	New Home	Construction	5/1/2021	5/10/2021	5/15/2021		5/9/2022	Framing	12/1/2020	12/1/2020	4/28/2021	4/28/2021							
Schultz	180 Aster Drive	7-64	DM Neuman	New Home	Construction	6/10/2021	6/15/2021	6/15/2021		5/4/2022	Framing	12/18/2020	12/18/2020	6/9/2021	6/9/2021							
Piero	2191 Elk Springs Drive	8-3 ph 1	RM Construction	New Home	Review	4/18/2022				6/17/2021	Final plan approved	6/9/2021	6/9/2021									
Tomaswick	92 Crescent Lane	5-64	Chance Soldoff	New Home	Construction	5/12/2021	6/5/2021	6/5/2021		5/3/2022	Framing	12/22/2020	12/22/2020	5/18/2021	5/18/2021							
Robin Boogie	160 Woodruff Road	6-37	Domoplex	New Home	Excavation	4/23/2021	5/29/2021	5/29/2021		4/28/2022	Framing	4/22/2021	4/22/2021	5/18/2021	5/18/2021		\$500	early worker	3/19			
Click/Chiappe	47 Woodruff Road	6-47	MM8	New Home	Excavation	7/16/2021	9/9/2021	9/9/2021		4/21/2022	Framing	3/31/2021	3/31/2021	LOC	LOC							
Beaton	124 Juniper Drive	RR1	Ridgerunner	New Home	Review	7/28/2021	8/24/2021	8/24/2021		5/4/2022	Framing	4/12/2021	4/12/2021	9/22/2021	9/22/2021							
Soldoff Spec home	2415 Elk Springs Drive	8-7	Chance Soldoff	New Home	Review	4/29/2020	9/9/2021	9/9/2021		9/9/2021	excavation	4/12/2021	4/12/2021	LOC	LOC		\$500	9/12/2021	\$750	2/1/2022	\$1200	2/15/2022
Froedje	1579 Elk Springs Drive	7-74	olorado Carpenter	New Home	Excavation	4/29/2020	9/7/2021	9/7/2021		4/13/2022	Excavation	8/27/2021	8/27/2021	8/27/2021	8/27/2021							
Bauer	1841 Elk Springs Drive	7-81	Olaf Const	New Home	Review	5/5/2021	11/11/2021	11/11/2021		1/20/2022	Excavation	4/20/2021	4/20/2021	11/12/2021	11/12/2021		\$250	2/2/2022				
Dunn	1675 Elk Springs Drive	7-78	Girard Const.	New Home	Review	5/20/2021	10/14/2021	10/14/2021		5/20/2022	Excavation	5/18/2021	5/18/2021	10/12/2021	10/12/2021							
Haynes	39 Crescent Place	5-66	Domoplex	New Home	Excavation	6/17/2021	7/6/2021	7/7/2021		5/2/2022	framing	7/1/2021	7/1/2021	7/1/2021	7/1/2021		\$250	early worker	3.19			
Schneider	1965 Elk Springs Drive	7-83	RSC Construction	New Home	Review	7/15/2021				7/15/2021												
Corkery	2176 Elk Springs Dr	8-10	DM Neuman	New Home	Review	8/5/2021	11/22/2021	11/22/2021		5/5/2022	Concrete	7/16/2021	7/16/2021	11/22/2021	11/22/2021							
Wise	44 Kingbird	9-19	Girard Const.	New Home	Review	8/5/2021					Final plan approved	7/16/2021	7/16/2021	4/19/2022	4/19/2022							
Sikora	84 Gossamer	7-88	Eshelman	New Home	Review	8/5/2021					Final plan approved	7/16/2021	7/16/2021									
Powell	459 Pinon Drive	2-18		Remodel	Review	8/19/2021				8/19/2021	Const begin spring 2022											
Merriman	37 Kingbird Drive	9-29	Bruce Barth	New Home	Review	8/19/2021	10/28/2021	10/28/2021		10/28/2021	Framing	8/4/2021	8/4/2021	Oct-21	10/1/2021							
Willcut-McArthur	801 Wood Nymph Lane	6-20	Cris Shaw	New Home	Review	10/7/2021	5/2/2022	5/2/2022		5/4/2022	Excavation	4/20/22 \$1500	4/20/22 \$3500	4/20/2022	4/20/2022							
Thurrow	104 Aster Drive	7-62	Domoplex	New Home	Review	9/30/2021	12/9/2021	12/9/2021		4/29/2022	Framing	10/12/2021	10/12/2021	12/8/2021	12/8/2021		\$250	2/12/2022	\$250	3/12/2022	workers onsite	
Steuven	33 Wood Ruff Place	6-33	Owner	wim spa/Deck		10/7/2021					Excavation											
Jones	239 Pinon Drive	1-6	orning Construct	Garage	Review	10/19/2021	12/14/2021	12/14/2021		2/1/2022	Garage addition	12/14/2021	12/14/2021	NA	NA							
Gillen	2131 Elk Springs Drive	8-2	Olaf Jean	New Home	Review	11/18/2021				12/9/2021	Final plan approved	12/13/2021	12/13/2021									
Sweikert	55 Gossamer	7-87	Whit Whitman	Rebuild	Tear down	11/1/2021	11/1/2021	1/27/2022		4/14/2022	Rebuild from fire	4/26/2022	4/26/2022		4/26/2022							
Baumlmer	75 Juniper Drive	8-1-16	Bruce Barth	New Home	Review	5/10/2022				12/9/2021	Final plan approved											
Maurer	2727 Elk Springs Drive	8-1-17	RA Nelson	New Home	Review					2/3/2022												
Haas	1705 Elk Springs Drive	7-79	Olaf Const	New Home	Review					2/17/2022												
Duffy	284 Wood Nymph Lane	6-4		New Home	Review	5/4/2022				4/21/2022	Final plan approved	4/20/22 \$1500	4/20/22 \$2500									
Sille/Cottrell	81 Kingbird Drive	9-28		New Home	Review					4/21/2022		4/21/22 \$1500	4/21/22 \$2500									
Harbus/Jing	56 Gossamer	7-86		New Home	Review																	
Buchanan	2950 Elk Springs Drive	9-40		New Home	Review																	
Brown/Soldoff	3171 Elk Springs Drive	9-56	Soldoff	New Home																		

Middle grounds of Const.
Final stage of construction
BOA Board control
Site review
Early Site review

41 Active builds under ARC control as of 5/10/2022
 22 Active Construction as of 5/10/2022
 6 builds under review as of 5/10/2022
 10 builds beginning in May/June as of 5/10/2022
 4 Active builds are owner occupied and need to be closed out this spring.