

# ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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## EXECUTIVE BOARD MEETING MINUTES

Thursday, October 29, 2020 at 6:00 PM

Via Zoom Conferencing

**I. Call to Order**

The meeting was called to order at 6:06 p.m. by Sam Engen.

**II. Establishment of Quorum**

A quorum was verified. Board members present were Patrick Fitzgerald, Ed Holub, Willy Lynch, and Brandon Watson. Also present were Amanda Maurer, HOA Attorney, and Bob Johnson and Sam Engen, Integrated Mountain Management.

**III. Homeowners Open Forum**

No comments.

**IV. Approval of Meeting Minutes**

Ed made a motion to approve the September Board Meeting Minutes with the correction of the future Board Meeting date from 10/28/2020 to 10/29/2020. Patrick seconded the motion, and all were in favor.

**V. Financial Review**

- a. **2021 Budget Approval:** Ed reviewed the proposed Budget and budget calculations for 2021. There was some discussion on splitting the cost for the rebuilding the access road to the E. Water tank 50/50 between the HOA and Water CO (budgeting \$20,000 each) and including the cost to remove dead trees and plant new ones at the water tank in the spring (budgeting \$18,000). Ed made a motion to approve the 2021 Budget as presented with the minor changes made during the meeting. Patrick seconded the motion. There was some further discussion about the \$10,000 line item for Fire Mitigation. Motion passed 3-1, with Willy opposed.

**VI. ARC Update**

The storage container is currently on back order and will take a few more weeks to arrive. Willy asked IMM to make sure the lawn mower gets put into storage at Thunder River and to cover the tractor prior to the next snowfall. There was some discussion about the water line down on lot RR3 and if it should be upsized to provide possible fire protection down there. The developer offered to match whatever about the HOA would pay for this upgrade along with a fire hydrant at the entry of the building envelope. Will Vannice, ARC Lead, will discuss this with the current owners and report back to the Board. No decision has been made.

The ARC will be considering adding another committee member this spring due to the busy building season expected for 2021.

**VII. Discussion & Action Items**

- a. **Trail Map with Seasonal Closures and Biking Restrictions:** IMM will work on revising the seasonal closure map for the Board to review. Brandon made a motion to convert the Old Ranch Fire Road from KB GB Way to pedestrian use only until the Trails Committee

can make further recommendation to the Board. Patrick seconded the motion, motion passed 3-1 with Willy opposed.

**b. Appointing members to Committees**

- i. **Trails Committee:** There were (5) volunteers interested in joining the Trails Committee: Brandon Watson, Gregg Plummer, Bob Sweikert, Greg Boecker, and Mary Beth Minion. Ed made a motion to appoint these (5) volunteers to the Trails Committee. Patrick seconded the motion, motion passed 3-1, with Willy opposed.
- ii. **Fire Mitigation Committee:** There were (5) volunteers interested in joining the Fire Mitigation Committee: Tom Dunlop, Scott Fitzwilliams, Ed Holub, Jeanne Johnson, and Rob Fisher. Patrick made a motion to appoint these (5) volunteers to the Fire Mitigation Committee. Ed seconded the motion, motion passed 3-1, with Willy opposed.
- iii. **Water Committee:** Current committee members are Bob Sweikert, Jonathan Kelly, and Mike McDill. There were (2) volunteers interested in joining the Water Committee, Brian Wells and Angela Plummer. Patrick made a motion to appoint these (2) volunteers to the committee. Willy seconded the motion, and all were in favor.

- c. **Board Election Voting via Google Forms:** Brandon made a motion to use the online service Election Buddy for voting for the 2020 Elk Springs Board of Directors. Ed seconded the motion, and all were in favor. IMM will send an email notifying the membership.

**VIII. Additional Business**

Gregg Plummer reached out with a lead for “higher speed” internet through path finder. The Board asked IMM to work with him on getting the information out to the membership in a survey. The next Board meeting is scheduled for Thursday, November 19, 2020 to appoint officers after the election which will be held on November 16<sup>th</sup> at the Annual Meeting.

**IX. Executive Session:**

Patrick made a motion to move into executive session at 7:48 p.m. Ed seconded the motion, and all were in favor.

Ed made a motion to move forward with planting 5 trees between lots 91 and 92 and to allow the owners of lot 91 to have an additional 2000 gallons of water per month above and beyond the 15,000 allowed to keep these trees healthy and alive for the next 3 years. The HOA will monitor these trees for 3 years and if any of them die the HOA will promptly replace them. In doing so the owner of Lot 92 will sign off in perpetuity on a driveway easement for the access into lot 91 for their use. Brandon seconded the motion. After further discussion, Ed amended him motion to include that as part of the agreement the owners of each lot (91 and 92) would sign an assignment of claim agreement. Motion passed 3-1, with Willy opposed.

Ed made a motion to move back into executive session at 8:26 p.m. Brandon seconded the motion, and all were in favor.

Ed made a motion to reject the settlement proposal from the owner in arrears and that any collections due on outstanding balances shall be fully calculated, including interest, and paid in full. Patrick seconded the motion, and all were in favor.

**X. Adjournment**

The meeting was adjourned at 8:46 p.m.