



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNER ASSOCIATION

MONDAY, JUNE 8, 2026, AT 4:00 PM MDT

ZOOM MEETING

MINUTES - Approved

1. Call to Order

- a. Meeting was called to order at 4:00 p.m. by Bob Johnson of Integrated Mountain Management. Joseph Oates was welcomed as part of the management team.

2. Verification of Quorum

- a. Quorum was verified as the following directors were present: Jesse Hill, David Fowler, Liza Orchard, Richard Harbus, Stephanie Hernandez.
- b. Others Present:
 - i. Bob Johnson, Brian Bradford, Joseph Oates of Integrated Mountain Management
 - ii. Shelly Dackonish, HOA legal counsel

3. Executive Session

- a. The Board entered Executive Session at 4:05 p.m. to discuss legal enforcement issues and contract negotiations.

4. Return to Open Session (5:00 p.m.)

- a. The Board returned to Open Session at approximately 5:00 p.m. Homeowners were invited to join the meeting. The Board provided a summary of Executive Session.
 - i. The Board agreed to proceed with enforcement actions per Enforcement Policy.
 - ii. Summary of discussion on easement request from Elk Mesa and capital contribution proposal from Pinyon Mesa.

5. Homeowners Open Forum

- a. Homeowners were given the opportunity to address the Board.

6. Approval of Prior Meeting Minutes

- a. March Minutes were motioned, seconded and approved unanimously. Minutes from the April and May meetings will be reviewed for approval at the upcoming June Meeting.

7. Manager's Update

- a. Financial Review presented by Bob Johnson, summarized as \$23,000 income over expense through 4/30/26, and some timing variances creating a \$70,000 shortfall against budget.
- b. Manager Report presented by Brian Bradford, summarized as 16 violations with 13 corrected.



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8. Discussion and Action Items

- a. **Water use reduction and rate recommendations** - Presented by the Water Facilities Committee. The Watering Policy Schedule was discussed and motioned for approval by Jesse, seconded by David and unanimously approved. To be distributed to all users.
- b. **Warranty road chip seal update** - It was reported that chip seal will be redone on Wood Nymph and Elk Springs Drive per warranty (schedule TBD).
- c. **Water District Ballot Update and Steering Committee update** - The current ballot count was reported at 168 (156 yes, 12 no) with 11 needed to meet the approval requirement. It was reiterated that ballots are due 6/10/26.
- d. **Front gate updates** - It was discussed that gate system knowledge would be transferred to management from Will Vannice.
- e. **Financial Audit Planning** - The Board discussed conducting a financial audit and will solicit proposals for review. A July 4 community BBQ was approved for budget of \$500.

9. Additional Business

- a. Schedule for the next meeting: July 13th.
- b. Committee Reports provided:
 - i. Fire Committee Update - per report
 - ii. Road Committee Update - per report
 - iii. Water Committee Update - per report
 - iv. ARC (Architectural Review Committee) Update - per report
- c. New Business: N/A

10. Adjournment

- a. The meeting was adjourned at approximately 7:00 p.m.
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