

# ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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## BOARD MEETING MINUTES

Wednesday, March 16, 2022 at 5:00 PM  
Via Zoom Conferencing

### I. Call to Order

The meeting was called to order at 5:00 p.m.

### II. Establishment of Quorum

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

### III. Homeowner Open Forum

No comments.

### IV. Approval of Prior Meeting Minutes

Brandon motioned to approve the February 10 meeting minutes. Heidi seconded, and all were in favor.

### V. Discussion & Action Items

- a. **Review and Vote on Proposed Bylaw Amendment – see attached revised PDF of the proposed changes to bylaws:** Brandon motioned to approve the Bylaws as presented. Greg B. seconded, and all were in favor. The final draft will be emailed to the membership and posted to the website.
  - **Discussion on a Possible Member Meeting – see memo:** There was some discussion about including any additional amendments to the Bylaws on the Annual Meeting Agenda in November for the membership to vote on. An agenda for that meeting will be discussed later.
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- b. **Review new fee estimates for financial services from Dalby and IMM:** Gregg P. reviewed fee estimates for financial services with the Board. He explained that Dalby's services are roughly \$10,000 more than IMMs due to the hourly rate being more. However, Gregg would like to spend more time looking into what Dalby is billing for and to see if we can streamline their services. At this time, he is recommending we stay with Dalby and we can discuss again in October at the Budget Meeting.
- c. **Appoint Fire Mitigation Committee Member:** Brandon made a motion to appoint Robin Van Norman to the Fire Mitigation Committee. Patrick seconded, and all were in favor.
- d. **Design Review Guidelines – continue discussion on revisions:** Discussion was as follows:

- **Removal of Dead/Diseased Trees:** Will still needs to work on this. He will discuss with the rest of the committee at their next meeting.
- **7.12** – the board is in favor with leaving this section as currently written in the DRGs
- **5.10** – Change spring road weight fine to \$5,000 per occurrence and increase road use fee for approve deliveries to \$750. There will also be language added about the ARC reviewing the road condition in front of the driveway prior to start of construction. Road shall be left in same or better condition.
- **6.15** – change “preferred” to strongly encouraged when discussing use of drought tolerant trees. Keep language on pools and hot tubs holding more that 2,500 are prohibited.
- **6.15.2** – under “coniferous trees” remove bold letters and pinion pine. Add in a sentence that juniper trees are highly recommended because they are both drought and insect resistant. There was some discussion again on reducing the number of trees required to be planted. The board voted with 3 in favor and 2 opposed; board will keep the number of trees as “up to” 28 and the ARC will use their discretion. The language on varying heights needs to be revised for clarity.
- **14.4** – Penalties shall be revised to read \$100/day for the 1<sup>st</sup> month, \$200/day for the 2<sup>nd</sup> month, and \$300/day for the 3<sup>rd</sup> month and any month thereafter.

Brandon made a motion to approve the changes to section 5.10 as discussed and the revised fee schedule “exhibit H”. Patrick seconded, and all were in favor.

- e. **Discuss 2022 Landscaping/Irrigation:** Brandon motioned to continue services with Daly Property Services for 2022, estimate in the amount of \$3,123.25. Patrick seconded, and all were in favor.

## VI. Additional Business

- a. **Update on easement agreement lots 91/92:** tabled until next meeting.
- b. **Update on Gate:** Brandon motioned to move forward with installing a new lower loop on the exit gate when weather permits for an estimated \$1,530. Greg B. seconded, and all were in favor.
- c. **Other:** The next board meeting has been scheduled for April 14 at 5PM. Brandon asked about monitoring contractors working after hours better. Seems that crews are getting into the subdivision when the gate is closed. IMM and the ARC will work on monitoring this and addressing any violations with owners/builders.

## VII. Executive Session

Patrick motioned to move into executive session at 7:02 p.m. to discuss contracts and legal matters with legal counsel. Brandon seconded, and all were in favor. Returned to open session at 7:52 p.m. Brandon made a motion to authorize Amanda and her partner, Ed Olszewski, to prepare and file a Statement of Opposition in water court on or before March 31, 2022. Patrick seconded, and all were in favor.

## VIII. Adjournment

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