

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING MINUTES

Thursday, April 14, 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, Brandon Watson, Heidi Treleven, and Gregg Plummer. 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

Gregg motioned to approve the March 16th meeting minutes. Heidi seconded, and all were in favor.

V. Discussion & Action Items

a. Design Review Guidelines – review redline that was sent out with meeting notice and continue discussion on revisions: Discussion was as follows:

13.2 – describe units in this section and include map as an exhibit k

6.15.1 – dead/diseased trees shall be removed 100 ft from structure or until property line

Exhibit J: add artificial turf after nonvegetative turf grass

6.15.2 – change minimum tree height, heights to range from 6-10 feet

6.10 – delete reference to Sprinter, include language on vans registered other than an RV

Define dead/diseased trees – it was suggested that in the event of a dispute weather a tree is dead/diseases a 3rd party arborist would evaluate

The board will review the final draft of the DRGs with the intention of approving them at their next meeting. The DRGs will be emailed to the membership with the meeting notice again.

b. Posting of new signs for trails and no trespassing signs: IMM will get with Greg B. on location and coordinating posting of signs. One of the no trespassing signs needs to be hung on the gate that leads to Auburn Ridge.

c. Gates on Elk Springs Dr F9 – should they be removed? There was some discussion on removing the gate on the lower loop of Elk Springs Drive. The Board unanimously agreed to leave the gates in place until construction begins in that section of the subdivision.

VI. Additional Business

- a. **Spring Valley Ranch Update:** At the March meeting the Board authorized Amanda and her partner, Ed Olszewski, to prepare and file a Statement of Opposition in water court on or before March 31, 2022. This is due to the water rights for Spring Valley Ranch lapsing. Amanda informed the community that the statement of opposition was filed and so far there has been no progress with any land use applications with the county. There will likely be no further updates until after the May 24th status conference.
- b. **Schedule date for next meeting:** The next meeting has been scheduled for May 11 at 5PM via zoom.
- c. **Other:** There was some discussion on adding an addition speed bump on Elk Springs Dr in Filing 9 and on Vista Place. The Roads Committee will have the contractor add this to the bid for summer road work. Gregg P. motioned to authorize the transfer of construction deposits from the Bank of CO to Alpine Bank. Patrick seconded, and all were in favor.

VII. Executive Session

Patrick motioned to move into executive session at 6:11 p.m. to discuss contracts with legal. Brandon seconded, and all were in favor. Returned to open session at 6:54 p.m.

VIII. Adjournment

The meeting was adjourned at 6:55 p.m.