

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

Integrated Mountain Management
PO Box 908
Glenwood Springs, Colorado 81602

970 945-7653 (phone)
Bob.johnson@integratedmtn.com

EXECUTIVE BOARD MEETING MINUTES

Monday, May 13, 2019 at 5:30 PM

Colorado Mountain College, Spring Valley Campus – Callaway Room 222A

- I. **Call to Order:** Andrea Schober, Board President, called the meeting to order at 5:32PM. Board members present included Brandon Watson, Patrick Fitzgerald, Diana Tomassatti, and Ed Holub. Present from Integrated Mountain Management were Sam Engen and Doretta Reuss.
- II. **Establishment of Quorum:** A quorum was verified.
- III. **Homeowners Open Forum:** A question was asked regarding patio heaters, information regarding patio heaters can be found in the Design Review Guidelines. It was asked if a policy could be created to allow access to the common areas of the association via vehicle rather than by foot, nothing has been determined at this time. Spring cleaning - deadwood pickup was requested again this year. IMM will email homeowners to determine who is interested in the cleanup and work on a schedule for pickup.
- IV. **Approval of Board Meeting Minutes from February 11, 2019:** Brandon motions to approve minutes, Ed seconds, all in favor to approve.
- V. **Financials**
 - a. **2019 Financials Review:** Ed reviewed financials through April 2019.
 - b. **2019 Budget Review:** Ed noted we are below budget on most items to date.
- VI. **Old Business**
 - a. **Road Maintenance Update:** Brandon went over the proposal from GMCO for road maintenance this year. The streets that need the most attention are Juniper, Wood Nymph Place, King Bird Drive, Woodruff Place and the end of Elk Springs drive behind the gate. Brandon tells us the HOA will most likely use all available road funds. The new speed bump on Monarch will be cut down as part of this road work.
 - b. **Fire Mitigation Committee Update:** Carbondale Fire can train owners on how to use the fireboxes in the neighborhood. They have provided Elk Springs with Wildfire Mitigation – Fuel Reduction recommendations. Board would like to send this packet to owners and publish it to the HOA website. Ed motions to approve, Andrea seconds, all in favor except Brandon. Scott discussed a Wildfire risk assessment for the HOA. Anchor Point can develop a plan to create fuel breaks (open spaces) in the common areas. This would involve getting a risk assessment and cost proposal. Brandon motions to move forward with getting a proposal, Diane seconds, all in favor.
 - c. **Garbage and Composting/ Evergreen:** Homeowners interested in this service can schedule it with Evergreen ZeroWaste.

- d. **Collections:** Discussed in executive session
- e. **Placement Location for New Signage:** IMM is to walk property with Will Vannice to determine the placement of new “Slow Down” signs on Monarch, then install.
- f. **Update - Fiber Optic Cable from Cedar Network:** Diane, CEO of NEO Connect, discussed a grant proposal for fiber optic cable. This grant would cover 75% of the total cost which is estimated to be \$1.7 million dollars. The remaining 25% would need to be split 70/30 between Elk Springs HOA and Cedar Networks. Cedar Networks would pay for Diane to write the grant. Grant deadline is July 15th, 2019. If not met, there is another grant available January 2020. Board has decided to seek legal counsel before further discussion.

VII. Additional Business

- a. **Water Committee Update:** Evelyn Cole notifies us that in monitoring our overall usage, we find that we are pumping in excess of 20 percent annually more water from the wells than is being metered and billed. We are trying to get all water usage metered and billed.
- b. **Access to Unmetered Water:** There are unmetered water taps known as farmer faucets, which could explain this excess water. IMM will send email to homeowners to locate farmer faucets on their property. IMM will report back.
- c. **ARC Update:** There are 5 homes currently being built and a few more will begin construction this summer. Andrea says if any homeowners have questions or concerns regarding construction, they are to contact IMM.
- d. **Landscaping at Entrance:** The shrubs planted in front of the Elk Springs sign need to be cut or removed in order to make the sign visible. Board has asked Will with Daly Property Services to trim these shrubs. Andrea motions, Pat seconds, all in favor.
- e. **Irrigation of Trees near Mailbox Facility:** The irrigation near the mailboxes is not working. Russ Craig has quoted the association \$2,400 to fix the irrigation. Brandon motions to approve this expense, Pat seconds, all in favor. It was also noted that the trees near the East water town are dead. This will be addressed at a later date.
- f. **Fire exit /marked and maintained:** It was asked if the fire exits could be well marked. Diane would like a map with fire exits indicated to include in a welcome packet to new homeowners.
- g. **Policies Regarding Disclosure of Financial Documents:** Ed states per the governing documents we are not required to release financials for the association unless it is to a homeowner. IMM will seek advice from Bob Johnson regarding this.

VIII. Executive Session – Discuss Legal Matters: Brandon motions to move into Executive Session at 8:03PM, Andrea seconds, all in favor. Executive session ended at 8:54PM.

IX. Adjournment: 8:55PM