



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, FEBRUARY 12, 2024, AT 6:00 PM

1. **Call to Order** the meeting was called to order by Bob Johnson at 6:00 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Don Click, Ron Kroesen, and Greg Boecker. Also in attendance was Haley Markward and Bob Johnson, Integrated Mountain Management.
3. **Homeowners Open Forum** the homeowners present did not bring forth any business at this time.
4. **Approval of Prior Meeting Minutes** Brandon moved to approve the January 8th, 2024, board meeting minutes, seconded by Ron. The Board discussed the minutes and requested the following changes. In section 3. it should state that Greg Boecker recused himself. In section 8.b. 'internet' should be removed from the title. The motion to approve the minutes carried unanimously with the corrections.
5. **Financial Review** Don Click, Treasurer, reported that he is working with Karen Frye, Accountant, to reconcile the Water Operations financials. Karen inquired about the timing to transfer funds from the Operations account to the Reserve accounts and Don's suggestion is every 6 months. The Water Operations miscellaneous line items should be cleaned up. Committee chairs should be assisting with the proper allocation of legal expenses.
6. **Discussion and Action Items**
 - a. **Conflict of Interest Policy Signatures** There was discussion regarding the Board's requirement to have committee members sign the Conflict of Interest Policy. The Board directed IMM to also have the Conduct of Meeting Policy signed by the committee members.
 - b. **Insurance Update** Don Click reported that the workers compensation and auto insurance policies were purchased. Don is requesting a quote from Glenwood Insurance for Umbrella coverage. Don Click, Amanda Maurer, Attorney, and David White will work together with our insurance agent, Brian Avery, to review the insurance policies



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including environmental pollution contamination for the water system.

- c. **Agenda Development Process** The process will continue to be for IMM to draft an agenda with items that have been tabled/outstanding from the last meeting, send to the board for input, then review with the Board president for final agenda. Committee chairs will continue to receive an email asking for a report to be submitted and if they require any action items to be added.

7. Additional Business

- a. **Schedule Next Meeting** April 1st, 2024, at 4:45 pm for Executive Session and 5:30 pm for Open Session.

8. Adjourn at 7:25 pm

Executed by Integrated Mountain Management on behalf of the Elk Springs Board of Directors.

Bob Johnson

Founding Partner/Executive Vice President
970-230-9615
bob.johnson@integratedmtn.com

Haley Markward

Assistant Association Manager
970-930-6341
haley.markward@integratedmtn.com