



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, JUNE 17TH, 2024 AT 4:30 PM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:30 pm.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Ron Kroesen, Greg Boecker, and Don Click. Also in attendance was Amanda Maurer, HOA attorney, Bob Johnson, Haley Markward, and Denise Otero of Integrated Mountain Management.
3. **Executive Session** Brandon Watson made a motion to go into Executive Session. The motion was seconded by Ron Kroesen, and all were in favor. Executive Session began at 4:32 pm.
4. **Return to Open Session** at 5:36 pm.
 - a. **Recap** Brandon Watson provided a brief recap of the executive session:
 - New Legal Counsel: Seeking new attorney representation was discussed as current legal counsel, Amanda Maurer, is moving on. IMM will assist in reaching out to potential candidates.
 - Violation: The Board requested a timeline from the ARC and legal counsel regarding a violation.
 - ARC Lead Contract: The board discussed the ARC lead contract.
 - b. **No action was taken from Executive Session**
5. **Homeowners Open Forum**
 - a. **Tree Maintenance and Irrigation:** Gregg Boecker asked about the maintenance of the trees near the mailboxes that act as screening from the Auburn Ridge development. IMM will coordinate with Daly to ensure these trees are cared for.
 - b. **Fire Exits Mowing:** IMM will coordinate with Greg Boecker to gain access to necessary areas for mowing fire exits on private property.
6. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and it was requested that the wording in section 7 be clarified to “allocation of road fees to Road’s account”. A motion was made by Ron Kroesen, seconded by Gregg Minion to approve the meeting minutes as amended. All were in favor.
7. **Financial Review** Don Click, HOA Treasurer, provided the following financial updates:
 - The HOA Accountant, Karen Frye, will be using the following email address for all Elk Springs HOA matters moving forward: accountant@elkspringshoa.com
 - The Bank of Colorado account is above the \$250,000 FDIC limit. Efforts will be made to stay below this limit.
 - The Reserves are being reconciled and there was discussion on the correct allocation for Road Maintenance, Water Operations, and Capital Improvements. The Treasurer and Accountant will continue to move funds to reconcile.



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8. Discussion and Action Items:

- a. **ARC New Members Review:** A motion to approve new members, Julie Bracy and Jesse Hill to the ARC was made by Brandon Watson, seconded by Greg Boecker. There was discussion and two other Board members were in favor. Gregg Minion abstained. The motion carried. The ARC consists of Julie Bracey, Jesse Hill, Jason Adams, Will Vannice, and Rob Klassen. ARC Lead, Will Vannice, will provide Julie and Jesse with the Conflict of Interest and Conduct of Meeting policies to sign and return to IMM.
- b. **ARC Membership Compliance:** Jason Adams, ARC member, has declined signing the policies. He will not be able to vote until the policies are signed. The Board will review the Conflict of Interest policy to investigate if any changes are necessary.
- c. **Gate Update and Review:** A motion to approve Bailey's Garage Door proposal to replace the exit loop, operating system, entry panel, and any other necessary parts not to exceed \$50,000 was made by Brandon Watson seconded by Don Click. All were in favor.
- d. **Spring Valley Update** Greg Boecker provided a summary of points from the water court opposition. Once that report is complete it will be distributed to the Board.

9. Additional Business

- a. **Schedule Next Meeting** Monday, July 22, 4:30 pm via Zoom.
- b. **Committee Reports**
 - o **Roads** The roads committee has suggested that the weight restriction date be extended. Currently it is set for the end of April. The Board would require a report to be done by an engineer to confirm
 - o **Trail Mowing** This project is annual and does not need Board approval. The trails and fire exits should be mowed around the end of June every year.
- c. **New Business** There was discussion regarding a utility easement versus an access easement at the end of Monarch leading to lot 68. The Board discussed if the access easement should be abandoned or remain.

10. Adjourn at 7:28 pm

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

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