



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, SEPTEMBER 30, 2024 AT 4:30 PM AT CMC

1. **Call to Order** the meeting was called to order by Brandon Watson 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, and Haley Markward and John Gary of Integrated Mountain Management (IMM).
3. **Executive Session** Brandon Watson made a motion to go into Executive Session. The motion was seconded by Greg Minion, and all were in favor. Executive Session began at 4:32 pm.
4. **Return to Open Session** at 5:32 pm.
 - a. **Executive Session Recap** Brandon Watson provided a recap of the Executive Session items:
 - The snow removal job will be put out to bid to compare with contract from Sacred Ground.
 - The Board unanimously agreed for the new HOA attorney Shelley Dackonish of Dufford Waldeck to work with current HOA attorney Amanda Maurer for the transition.
 - Update on Pinyon Mesa contract negotiations.
 - b. **Action from Executive Session**
 - Greg Boecker made a motion to have all communications with the attorney be screened through the HOA President to ensure a streamlined process, reduce duplicate communications, or unnecessary charges. If there is a specific project that requires the attorney, the committee chair must request president approval for a predetermined number of hours and the attorney's time will be billed to the committee's line item. This motion was seconded by Don Click and all were in favor.
5. **Additional Business**
 - a. **SGM Representative, Brandyn Bair, To Discuss Water Infrastructure Life Expectancy** Because Brandyn was present that this in-person meeting, we moved this topic up on the agenda. There was much discussion regarding SGM's recommendations on the water system's life expectancy and the methodology behind the 50-year, 60-year, 100-year plans.
6. **Homeowners Open Forum**
 - a. It was explained that emergency vehicles do have access through the gate in case of emergency.
 - b. Spring Valley Development meeting with the Planning and Zoning Commission was postponed. No rescheduled date has been provided.
7. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and a motion was made by Brandon Watson, seconded by Don Click to approve the meeting minutes. Greg Boecker proposed that 5.d. have more clarification on what the homeowner is suggesting, 8.d. should specify the North boundary of the Kendall Ranch, and 9.b. be edited to say "the Spring Valley PUD water opposition report to be reviewed" and strike out water court case. All were in favor to the proposed changes and the minutes were approved.
8. **Financial Review** Don Click, Treasurer, reviewed the HOA financials as of August and reviewed the Profit and Loss report.



BOARD MEETING MINUTES

- a. Accounting received an invoice from Dalby that goes back a couple years. Don Click, HOA Treasurer, requested the Board approval to pay it. After review, it was determined that Don should discuss further with Dalby to remove items that are over a year old or explain why it wasn't billed for previously.
 - b. **Reserve Allocations** There was discussion on how much was supposed to be allocated to the Water Reserves by year end of 2024 and how much should be allocated for 2025. They also discussed the indirect costs that should be associated with the Water Committee category. Ron Kroesen made a motion for the Treasurer to discuss with the Water Committee to determine these indirect cost percentages to assist with budgeting efforts, seconded by Greg Boecker. Gregg Minion opposed, and the others agreed with the motion. The motion carried.
 - c. **Accounting Options** The Board agreed to a meeting with Bob Johnson of IMM as a potential accounting option for the HOA. The Board agreed that we can expand the search to Grand Junction. Haley of IMM will reach out to a few options in Grand Junction.
9. **Discussion and Action Items:**
- a. **Snow Removal Contract** The Board was presented with the contract from Sacred Ground who has done the snow removal in the past. It was agreed this should be put out to bid. John of IMM will contact options.
 - b. **Screen from View** The ARC provided input in writing to the Board and revised wording will be shared once put together from Greg Boecker. There was much discussion from homeowners and the Board.
10. **Additional Business**
- a. **Schedule October Board Meeting and November Annual Meeting** Monday, October 28, 4:30 pm via Zoom to primarily discuss and approve the 2025 budget. The Annual Member Meeting is scheduled for Monday, November 18, 6 pm in person at CMC's Ascent Center rooms 120/130. Check in will begin at 5:30 pm.
 - b. **Committee Reports**
 - o **Fire Committee 2025 Projects** Ed Holub reports that the projects planned with the first round of grant money have been completed. This was mainly work on the Western fuel break. The HOA was awarded a second grant and was advised to improve the egress/ingress fuel break along Elk Springs Dr and to connect the Western Fuel Break to the rural lots on Juniper. Ed will have a 15 minute presentation for the members at the Annual Meeting. There was discussion about the fire boxes and what to do with them. This is tabled to another meeting.
11. **Adjourn** at 8:16 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 Community Manager
970-930-6341
Haley.markward@integratedmtn.com