

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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BOARD MEETING MINUTES

Monday, October 17, 2022 at 5:00 PM

Via Zoom Conferencing

I. Call to Order at 5:00 pm

II. Establishment of Quorum

A quorum was established. Board members present were Brandon Watson, Greg Boecker, Gregg Plummer, Patrick Fitzgerald, and Heidi Treleven. Amanda Maurer was present as HOA attorney. IMM representatives present were Sam Engen, Bob Johnson, and Haley Markward.

III. Homeowner Open Forum

A homeowner inquired about trees cut down on their property and they wanted to verify if this was done by the HOA. They were invited to discuss this topic with the board in executive session.

IV. Approval of Prior Meeting Minutes

It was verified that the prior meeting minutes did note that Greg B. resigned from the roads committee and not the trail committee. **Motion:** Heidi moved to approve the prior meeting minutes, seconded by Brandon. The motion passed unanimously.

V. Financial Review

- a. Board Review and Approval of 2023 Budget** The board discussed the budget at length. The final allocation percentages agreed upon were: 70% HOA Operations, 7% Roads, 3% Capital Improvements, and 20% Water. The new Annual Dues Assessment for 2023 will be \$1,630. **Motion:** Brandon moved to approve the 2023 budget as discussed, seconded by Heidi. The motion passed unanimously.

VI. Discussion & Action Items

- a. Annual Meeting Reminder - board to determine process of voting, notices, proxies** The proxy section in the Bylaws was updated and we will follow the general proxy requirement for the Annual Meeting this year. It was noted that the member meeting quorum is 20% as in 50 lot owners. There will be a board meeting at 4:30 pm prior to the annual meeting at 6 pm on Monday, November 14th at CMC in the Ascent room 120/130.

- b. **Design Review Guidelines – Discussion on Section 7.8 Exterior Colors** The ARC has added to their approval procedure that light colors must be exemplified on a large area on the house to be reviewed for approval. The board agrees with this procedure and to include the review to be in direct sunlight.
- c. **Seasonal Trail Closure** The board agreed to no longer close the trail seasonally. **Motion:** Members voted to remove the gates on the lower loop of Elk Spring Drive in Filing 9, the motion passed with 3 in favor, 1 member opposed, and 1 member abstained. **Action:** IMM will remove the seasonal closure map from the website and schedule gate removal.

VII. Additional Business

- a. **Update on Eagle Ridge Planning Commission Hearing** The hearing is scheduled for October 26th at 6 pm. It will be hybrid with a zoom option. Amanda and Patrick will attend on behalf of Elk Springs HOA. **Action:** IMM will notice the membership of the hearing to try to increase attendance.
- b. **Update on CMC Bike race and fencing of water infrastructure** The Association has installed a fence on the property line, along with CMC's required additions.
- c. **Schedule Next Board Meeting** 11/14 at 4:30 pm prior to annual meeting at CMC.
- d. **other**

VIII. Executive Session

Heidi moved to enter executive session, seconded by Brandon, at 7:08 pm to confer with legal, motion passed unanimously. At 7:29 pm the meeting returned to open session.

Motion: Gregg P. moved to have Amanda write a timeline/response letter to the owners of lot 64, seconded by Brandon. Motion passed unanimously.

Brandon moved to go back into executive session at 7:45 p.m., seconded by Heidi, the motion passed unanimously. Returned to open session at 8:38 pm.

IX. Adjournment at 8:40 pm.