



ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, MAY 12TH, 2025 AT 4:00 PM VIA ZOOM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:03 pm.
2. **Verification of a Quorum** A quorum was verified with the following board members present Brandon Watson, David White, Jesse Hill. Also in attendance was Paul Tomashosky, and Bob Johnson of Integrated Mountain Management (IMM), along with Shelly Dackonish from Dufford Waldeck.
3. **Executive Session** Began at 4:04 pm; Concluded at 5:00 pm.
4. **Return to Open Session** Bradon stated that water contract information for Pinyon Mesa and Elk Mesa was discussed.
5. **Homeowners Open Forum** Steve Kuschner discussed the fiber optics project.
6. **Approval of Prior Meeting Minutes** The motion to approve was made by Brandon Watson. Seconded by David White. AIF.
7. **Financial Review** Bob presented that there is \$2.6M in the Operating Accounts and he was able to consolidate all the small accounts. The budget is currently \$16k income over expense YTD.
8. **Discussion and Action Items:**
 - a. **Board Member Vacancies** Bob described the practice of calling for candidates. IMM to send email to membership calling for candidates.
 - b. **Water Special District Update** Jesse met with Pinyon Mesa, Auburn Ridge, Elk Mesa, and IMM for a preliminary discussion.
 - i. **Report on Well Status** Tabled.
 - ii. **Elect Member to SD Elk Springs Committee** Brandon motioned to elect Mike McDill and David Fowler to committee. Jesse seconded. AIF.
 - iii. **Schedule a Special Meeting on SD Formation** Tabled.
 - iv. **Request to Approve a Variance to the 2025 Budget** Brandon motioned to approve \$20k from Water Reserves to the SD Formation. This will be a new budget line item named "Water Legal Expense" and will be known as a variance for 2025. David seconded. AIF.
 - c. **Elk Mesa Update and Actions** Brandon received a preliminary email from Elk Mesa. IMM to send a request to membership for 2 members to form Elk Mesa Subcommittee with David Fowler.
 - d. **Repairs to Fencing** Water facilities log gate needs repair. IMM to get estimate for repair.
 - e. **Vote to hire CPA Firm for FY 2024 Review** Brandon motioned to use the current CPA to review finances and authenticate balances. Jesse seconded. AIF.
 - f. **Add Brandon Watson & Bob Johnson to All Edward Jones Accounts and Remove Greg Hansen** Brandon Watson motioned. David White seconded. AIF.
9. **Additional Business**
 - a. **Schedule Next Meeting** Monday, June 9th, 2025 @ 4pm. Holding Monday, July 14th.
 - b. **Committee Reports**
 - i. **Fire Committee** Ed Holub spoke on the completed fire mitigation project.
 - ii. **Roads Committee Update and Actions** Brandon spoke on United roads work to be scoped.
 - iii. **Trails Committee Signage Update** Tabled.
 - c. **New Business** Discussion on a possible hybrid meeting.



10. Adjourn 6:23pm.

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

Paul Tomashosky

Assistant Community Manager

970-930-6341

Paul.tomashosky@integratedmtn.com