

# ELK SPRINGS HOMEOWNERS ASSOCIATION

## ANNUAL MEETING OF THE MEMBERS

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### ANNUAL MEETING OF THE MEMBERS

Monday, November 18, 2019 at 5:30 PM  
Colorado Mountain College – Ascent Center, Room 110  
Glenwood Springs, CO 81601

1. **Call to Order:** 6:11 p.m.
2. **Verification of a Quorum:** Yes, a quorum was verified.
3. **Approval of 2018 Annual Meeting Minutes:** Craig Carlson made a motion to approve, Phillip Maass seconded the motion, and all were in favor.
4. **Financial Review**
  - a. **Review of 2019 Financial Performance:** Ed reviewed financials through 10/31/2019 comparing year to date vs. actual. Some of the road funds were carried from 2018 allowing the Association to do more work to the roads this year.
5. **Project Discussion**
  - a. **Becoming a FireWise Community:** Fire mitigation is encouraged, and homeowners should reference the Carbondale Fire plan provided to the community. This can also be found on the Elk Springs HOA website:  
[https://f3f7bedf-0c68-4fb4-9350-1f13a4599ba7.filesusr.com/ugd/523b66\\_a39fd52212a348c498957aa3f907043e.pdf](https://f3f7bedf-0c68-4fb4-9350-1f13a4599ba7.filesusr.com/ugd/523b66_a39fd52212a348c498957aa3f907043e.pdf)  
The HOA plans to apply to be a FireWise community in 2020 and will need a plan as a requirement. The Board has engaged Mike Uncapher with Western Vegetation to prepare a fire mitigation plan of action for the HOA.
  - b. **Parking Policy:** Reviewed the new parking policy adopted by the Board. This policy can be found on the HOA website:  
[https://f3f7bedf-0c68-4fb4-9350-1f13a4599ba7.filesusr.com/ugd/523b66\\_6fc81e2d20e44cc992026a0aa7ddff79.pdf](https://f3f7bedf-0c68-4fb4-9350-1f13a4599ba7.filesusr.com/ugd/523b66_6fc81e2d20e44cc992026a0aa7ddff79.pdf)

**c. Unmetered Water Policy:** Reviewed the new unmetered water policy adopted by the Board. This policy can be found on the HOA website:

[https://f3f7bedf-0c68-4fb4-9350-1f13a4599ba7.filesusr.com/ugd/523b66\\_e73ac2ee044542c0bce7eb17099f0f97.pdf](https://f3f7bedf-0c68-4fb4-9350-1f13a4599ba7.filesusr.com/ugd/523b66_e73ac2ee044542c0bce7eb17099f0f97.pdf)

**6. Additional Business**

**a. 2019 Holiday Party:** Elk Springs Holiday Dinner will be on Saturday, December 7<sup>th</sup>. Party invite will be emailed to the community.

**b. other:** Doug Gurley has resigned from his position on the ARC, thank you Doug for your time and hard work. The ARC will be looking for a new volunteer to take his place. IMM will send an email to the community. The membership discussed wanting a High-Speed Internet Committee.

**7. Board Elections (2 position, 2-year terms):** We would like to thank Andrea Schober for her year of service. There were (5) Candidates running for election this year: Ed Holub, Craig Carlson, Willy Lynch, Heidi Treleven, and Josh Ervin. Ed Holub and Willy Lynch were elected by the membership, each of them will serve a 2-year term.

**8. Adjourn:** 7:32 p.m.