



ELK SPRINGS HOMEOWNERS ASSOCIATION

WEDNESDAY, JANUARY 15TH, 2025 AT 4:00 PM VIA ZOOM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:05 pm.
2. **Verification of a Quorum** A quorum was verified with the following board members present Brandon Watson, David White, Don Click, Jesse Hill, and Greg Hansen. Also in attendance was Danielle Smith, Paul Tomashosky, and Bob Johnson of Integrated Mountain Management (IMM).
3. **Executive Session** Began at 4:05 pm; Concluded at 5:00 pm.
4. **Homeowners Open Forum** Steve Kuschner brought up the desire for a Community Garden. He will bring information and an ask to the next BOD meeting. Greg Boecker stated that during a BOD meeting, anyone addressing the board should turn their camera on. Gregg Plummer asked that the Balance Sheet, Income, and approved 2025 Budget be sent to the homeowners when completed.
5. **Approval of Prior Meeting Minutes** Motion to approve was made by Brandon Watson. Seconded by David White. Approved by all.
6. **Financial Review** Bob Johnson presented numbers from the previous accountant, including the balance sheet. He also expressed the need for four specific accounts: HOA Operating, HOA Reserve, Water, and Road. The Association had an income of \$288k in 2025. Bob Johnson will meet with Greg Hansen and Don Click to discuss finances moving forward.
7. **Discussion and Action Items:**
 - a. **Discussion on Creating a Community Garden** Tabled until the next meeting.
 - b. **Update on Support Partners** Introduction new IMM employees and the Board.
 - c. **2025 Board Position Approval**
 - Brandon Watson – President
 - David White – VP1
 - Don Click – VP2
 - Greg Hansen – Treasurer
 - Jesse Hill – Secretary
 - d. **2025 Fire Mitigation Plan Ratification** Previous meeting had the majority of the homeowners present and was approved. The BOD had a unanimous vote via email and was approved and ratified. The project will begin near the end of the month. IMM to communicate the work start to the Association with help from Ed Holub.
 - e. **Fidelity and Directors Insurance Discussion and Quote Approval** David White is still working to secure insurance. To the Business Owners Policy, he added Workman's Comp and Auto Insurance. Brandon made a motion to approve Directors and Operations policy increase to \$2050/yr. Seconded by Greg. Approved by all. Brandon made a motion to obtain final quotes and costs from Fidelity Insurance. Jesse seconded. Approved by all. Crime and Fidelity insurance approved.
 - f. **Time Limited Discussion on Monthly ESHOA Board Meeting Format and Agenda Packets** Need to reevaluate timeframe for receiving Committee Reports prior to Board meetings.



- g. Motion to Designate a Person to Study & Recommend Improvements** David spoke to standardizing contracts with vendors and suppliers, possibly AIA.
 - h. Approval of United Companies Bid** Brandon made a motion to approve holding a timeslot with United Companies. Greg seconded. Approved by all.
 - i. Snow Removal Budget 2025** Review of budget for needed for 2025-2026 year.
 - j. Various Insurance Motions** Motion to investigate enhancements to the water delivery facilities security was made by Brandon. Seconded by Don. Approved by all.
 - 8. Additional Business**
 - a. Schedule Next Meeting** Monday, February 10th, 2025 @ 4pm; Holding Monday, March 10th, 2025 @ 4pm for March's meeting. To be approved at next meeting.
 - b. Committee Reports** None
 - c. New Business** Don Click is possibly selling his house. If so, he is resigning from the Board.
 - 9. Adjourn** 6:58pm. Brandon motioned. Don seconded. All in favor.
-

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