

# ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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## EXECUTIVE BOARD MEETING MINUTES

Monday, December 19, 2022, at 5:00 PM  
Via Zoom Conferencing

- I. **Call to Order** The meeting was called to order by Sam Engen, Integrated Mountain Management, at 5:02 p.m.
- II. **Verify Quorum** A quorum was established with the following board members present Ron Kroesen, Greg Boecker, Brandon Watson, and Gregg Plummer. Also present were Bob Johnson and Yolanda Vallejo, IMM, and Amanda Maurer, Attorney.
- III. **Homeowner Open Forum**
- IV. **Approval of Prior Meeting Minutes**  
Brandon moved, seconded by Greg B., to approve the meeting minutes from November 14, 2022, motion carried unanimously.
- V. **Committee Reports**
  - a. **Fire Mitigation**
    - **Review Fire Mitigation work to date**  
Ed Holub reported that 68 residents participated in the chip and haul project this year and we are still waiting for final numbers. Work to cut down the marked trees along the roadways will begin soon and this will wrap up approved fire mitigation work for the year. Ed also reported the FireWise application has been renewed for another year.
    - **Consider drone video of previously created fuel break**  
Greg Boecker moved, seconded by Brandon, to allow a drone to fly over common areas to get footage of the fire mitigation work completed, motion carried unanimously. IMM will work with the FMC to ensure advance notice of this drone flight is shared with the membership.
    - **Consider easement on lot 65, filing 9, for wildfire responder access to old ranch road**  
More information is needed.
    - **Discuss Fire Mitigation plan/review from Connor Coleman of Resiliency Lands**  
Ed to obtain a cost estimate from Conner for board review.
  - b. **ARC - Review project status report** See attached spreadsheet.
  - c. **Other:** See attached report.  
Brandon moved, seconded by Ron, to approve the following:
    - The replacement of the well house PRV at an estimated cost of \$14,000. If the cost exceeds this by more than 20%, board approval will be needed.
    - The increase of EPC's billing rates effective January 1<sup>st</sup>, 2023
    - The appointment of Dan Cutler to the water committeeMotion carried unanimously.

## **Discussion & Action Items**

### **a. Ratify Action – Board Member Offices** Board offices are as follows:

- Brandon Watson, president
- Gregg Minion, Vice President
- Ron Kroesen, Vice President
- Greg Boecker, Secretary
- Gregg Plummer, Treasurer

### **b. Ratify Action – Approval of Auburn Ridge Water Contract**

The board unanimously approved the final Auburn Ridge Water Delivery Agreement.

### **c. Bylaw Amendments – Review process and requirements**

Clarification is needed for sections 11.1 and 11.2. Discussion tabled.

## **VI. Additional Business**

**a. Update on Eagle Ridge Meeting** The county has approved their plans and the next step is for them to install the infrastructure and work on the final plat.

**b. Update on property line fence and utility easement near pump house** Board to make site visit of roadway in spring. Discussion tabled.

**c. Schedule Next Board Meeting** The next meeting will be held on January 16<sup>th</sup> at 5:00 p.m.

**d. Other** The exit gate is not closed at night and a part has been ordered to be repaired.

**VII. Executive Session** Brandon moved, seconded by Greg Boecker, to move into executive session to discuss contracts with legal counsel at 6:37 p.m., motion carried unanimously.

Returned to open session at 8:09 p.m.

**VIII. Adjournment** at 8:10 p.m.