



ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, NOVEMBER 18, 2024 AT 6:00 PM AT CMC

- 1) **Call to Order** the meeting was called to order by Bob Johnson at 6:55 p.m.
- 2) **Verification of a Quorum** a quorum was verified with at least 20% of the membership present either in person or by proxy. In total, 133 lots were represented either in person or by proxy. Also in attendance was Haley Markward, Bob Johnson and Danielle Smith of Integrated Mountain Management (IMM). Because a quorum was verified, the Budget Ratification meeting will be combined with the Annual Meeting.
- 3) **Approval of Prior Member Meeting Minutes** The previous meeting minutes were reviewed. Audrey Krill moved, seconded by Bob Sweikert, to approve the prior annual member meeting minutes, the motion carried unanimously.
- 4) **Financial Review and Budget Ratification** Don Click, HOA Treasurer, reviewed the Association's Year to Date financials and presented an illustration to the members to show how the HOA bank accounts are divided and why. He reviewed the HOAs Reserves and the allocations to Roads, Water, HOA and Capital Projects. He reminds the membership that an audit is forthcoming. Bob Johnson assisted with the review of the 2025 Budget. The HOA assessments will remain the same at the semi-annual rate of \$865; however, the Water Assessments will increase to \$153.93 for the Standby Users, \$307.86 for the Active Users, and \$4.91 per 1000 gallons that exceeds the 15,000-gallon allotment. The budget was ratified by a lack of veto, and the assessment increase will go into effect as of January 1, 2025.
- 5) **Discussion and Action Items**
 - a) **Recap 2023 Projects** The Association's primary project has been fire mitigation. The Fire Mitigation Committee has been successful over the years securing grants to complete fuel breaks. The entry gate operating system has been upgraded. The Water Committee and Board of Directors have been working with legal counsel on the contractual agreements with the neighboring Associations for water delivery. The Road Committee was successful with annual repair and maintenance. The Association has switched accounting firms, and more information will be shared with the owners soon.
 - b) **2025 Projects** Continuing fire mitigation throughout the Association as well as weed mitigation. The Association's Committee's submit for project approval at Board meetings.



c) Committee Presentations

- i) **Fire Mitigation Committee** Ed Holub, Fire Mitigation Committee Chair, presented an update on previous Fire Mitigation efforts and an overview of why the egress/ingress thinning along Elk Springs Drive is so important. The result of the vote was that the majority of those represented were in favor of the Fire Mitigation Project to thin fire fuel along Elk Springs Drive before Monarch.
- ii) **Weed Mitigation Working Group** Claudia Capitini and Megan Talbot gave a presentation on noxious weeds and ideas on weed control. The work group is looking for more volunteers.

6) Additional Business

- a) Bob Johnson informed the members that there was a recent change to state law requiring the Collection Policy to be updated. He also briefly mentioned the Corporate Transparency Act and that Board members will be required to register.

7) Board Election (3 positions, 2-year terms) Voting took place by the membership, and the Board is as follows: President- Brandon Watson (2025), Vice President 1- David White (2026), Vice President 2- Don Click (2025), Secretary- Jesse Hill (2026), and Treasurer- Greg Hansen (2026). The officers will be ratified at the next Board meeting.

8) Adjourn at 9:10 p.m.

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

Haley Markward

Assistant Community Manager
970-930-6341
Haley.markward@integratedmtn.com