



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

TUESDAY, OCTOBER 31, 2023, AT 2:30 PM

1. **Call to Order** the meeting was called to order by Bob Johnson at 2:30 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Ron Kroesen, and Greg Boecker. Gregg Plummer was absent. Also in attendance was Amanda Maurer and Ed Olszewski, HOA and Water Attorneys, and Bob Johnson and Haley Markward of Integrated Mountain Management.
3. **Homeowners Open Forum**
 - Ed Holub announced that we would like the Board to appoint Paul Herr to the Fire Mitigation Committee. Greg Boecker moved to appoint Paul as the 5th Fire Mitigation Committee member, seconded by Gregg Minion and all were in favor.
4. **Approval of Prior Meeting Minutes** The meeting minutes were reviewed. The Board unanimously agreed that because of the content of the homeowner's written statements, they should not be posted to the website. The homeowner statements were shared with the members of the HOA. Brandon Watson moved to approve the previous meeting minutes without the homeowner statements attached, seconded by Gregg Minion. The motion was carried unanimously by those present. The Board unanimously agreed the Association would have minutes of action with a brief framing of the topic and summary of general comments.
5. **Executive Session** Gregg Minion moved to go into Executive Session to discuss legal matters regarding water contracts, seconded by Brandon Watson, and all were in favor. Greg Boecker recused himself. Executive Session was entered at 2:43 pm.
 - **We returned to Open Session** at 3:21 pm to take the following action. Brandon Watson moved to allow the attorney to continue as directed by the Board in Executive Session.

Executive Session Brandon Watson moved to return to Executive Session to discuss legal matters regarding ARC conduct, seconded by Ron Kroesen, and all were in favor. Executive Session was entered at 3:22 pm.

 - **We returned to Open Session** and no action resulted.
6. **Additional Business** Brandon Watson moved to allow Amanda Maurer to send 1841 ESD another letter to remove the RV, seconded by Gregg Minion and all were in favor. Brandon Watson moved to remove late



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fees for a homeowner due to miscommunications, seconded by Gregg Minion and all were in favor. A developing lot that has gone on longer than the given timeframe was discussed. Brandon Watson moved to direct the ARC to give them a 4 month extension to complete their build to a livable space and landscape plans. The motion was seconded by Ron Kroesen, and all were in favor.

7. Adjourn at 4:51 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

