

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING MINUTES

Thursday, August 26, 2021 at 5:30 PM

Via Zoom Conferencing

- I. **Call to Order**
The meeting was called to order at 5:33 p.m.
- II. **Establishment of Quorum**
A quorum was verified, board members present were Ed Holub, Willy Lynch, Greg Boecker, Heidi Treleven (proxy) and Patrick Fitzgerald (proxy). Also in attendance was Bob Johnson and Sam Engen, IMM and Amanda Maurer, Attorney.
- III. **Homeowner Open Forum**
No comments.
- IV. **Approval of Prior Meeting Minutes**
Greg motioned to approve the 8/11/21 Board Meeting minutes. Ed seconded, and all were in favor.
- V. **Committee Updates**
 - a. **Fire Mitigation:** The committee will be meeting on 9/1 to start developing plans for the grant funds and Kamie Long with CSFS has been invited to attend.
 - b. **Trails**
 - **Trail Modification Review:** The committee is going to mark and photograph the trail adjustments for further discussion at the 9/16 board meeting.
 - c. **Roads**
 - **Review road maintenance bids:** See attached report. Greg motioned to appoint David Hughes to the Roads Committee. Ed seconded, and all were in favor. Greg motioned to approve the new GMCO bid for a total of \$102,616.79 for chip sealing and patching Wood Nymph, Woodruff and Kingbird. Ed seconded, and all were in favor. GMCO has ESHOA on their schedule for September.
 - The roads committee will stake the proposed road location based on prior surveys done. This will be reviewed by the Board and discussed further at the 9/16 Board Meeting. Willy asked Amanda to review all the easements around the water tank prior to the next meeting and provide the Board will a review of what each easement is for. This will help in determining access to the water tank.
 - d. **Water:** See attached update.
 - e. **ARC:** See attached update. The ARC Lead reported the following:
 - 4 new homes occupied, but still waiting for final review of constructions
 - 8 homes – midway through construction
 - 6 homes getting ready to break ground in the coming weeks
 - 12 homes under review by the ARC
 - f. **Fiber:** no update
- VI. **Discussion & Action Items**
 - a. **Snowplow bid review and approval:** Ed motioned to move forward with the snowplow bid from Sacred Ground Excavation for the 2021-2022 snowplow season. Willy seconded, and all were in favor.
- VII. **Additional Business**

Greg motioned to appoint Patrick Fitzgerald to the Water Committee and Greg Boecker to the Roads Committee. Ed seconded, motion passed 3-1, Willy opposed. The Board would like IMM to send out a communication about volunteers for the Roads and Trails Committees as each has four members and they would like five members on each committee.

There was some discussion about tree health and educating owners in the community. IMM will work on adding this information to the HOA website and will share it in an email to owners.

VIII. Executive Session

Ed motioned to move into executive session at 6:35 p.m. Greg seconded, and all were in favor.

The Board came back into open session at 7:04 p.m.

The Board asked IMM to reach out to SGM to clarify easements and survey the area by the fire exit.

IX. Adjournment

A motion was made and seconded to adjourn the meeting at 7:06 p.m.