



ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, JUNE 9TH, 2025 AT 4:00 PM VIA ZOOM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:03 pm.
 2. **Verification of a Quorum** A quorum was verified with the following board members present Brandon Watson, David White, Jesse Hill. Also in attendance was Paul Tomashosky, and Bob Johnson of Integrated Mountain Management (IMM), along with Shelly Dackonish from Dufford Waldeck.
 3. **Executive Session** Began at 4:04 pm; Concluded at 5:00 pm.
 4. **Return to Open Session** Brandon reviewed the Executive Session discussion stating that water contracts with two entities were discussed as well as the contract with IMM. Also stated that there are water court cases ongoing with Spring Valley Ranch. No decisions or actions were made.
 5. **Homeowners Open Forum** None.
 6. **Approval of Prior Meeting Minutes** The motion to approve was made by David White with striking PUD contract agreement verbiage and changing Dave Barbiarz to David Fowler. Seconded by Brandon Watson. AIF.
 7. **Financial Review** Bob presented that there is \$2M in available cash and \$700K in construction deposits. Budget comparison is trending income over expense through the first quarter.
 8. **Discussion and Action Items:**
 - a. **Board Applicants** Brandon motioned for Stephanie Hernandez to enter the Board position ending 11/2025 and David Fowler in the position ending 11/2026. David White seconded. AIF.
 - b. **Water Special District Update** Jesse Hill spoke. It was agreed upon at the last Special District meeting that a specialist consultant would be used. Discussion on how to split bills for the formation.
 - c. **DRGs Update – Water Meter and Remote Readings Update** New draft of DRGs received recently. To be voted upon at the next meeting. Discussion on standardizing remote meter style.
 - d. **Elk Mesa Update** David White spoke. A contract and retainer was received for a second opinion on the contract. Discussion on forming a committee to support David White.
 - e. **Eagle Ridge Update** Jesse White spoke. Research and prework being performed. Water delivery contract in negotiation.
 - f. **Spring Valley Ranch Update** Jesse Hill spoke. SVR coming up for county review. Developer looking to resubmit a different development and a continuation.
 - g. **Weeds Committee on Website** Brandon motioned to make a Noxious Weeds section on the ESHOA website. Jesse seconded. AIF.
 - h. **Elk Mesa Second Opinion Update** Tabled.
 9. **Additional Business**
 - a. **Schedule Next Meeting** Monday, July 14th, 2025 @ 4pm. Holding Monday, August 11th.
 - b. **Committee Reports**
 - i. **Architectural Review Committee** Discussion on storage of vehicles, trailers, and ADUs not allowed.
 - ii. **Trails Committee** Tabled.
 - c. **New Business** Discussion on desire for a new homeowner FAQ.
 10. **Adjourn** 6:06 pm
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Executed by Integrated Mountain Management on behalf of the Elk Springs Board of Directors.

Bob Johnson

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