



## BOARD MEETING MINUTES

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### ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, APRIL 1, 2024, AT 4:45 PM

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1. **Call to Order** the meeting was called to order by Bob Johnson at 4:47 pm.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Ron Kroesen, Greg Boecker, and Don Click. Also in attendance was Amanda Maurer, HOA attorney, and Bob Johnson and Haley Markward of Integrated Mountain Management.
3. **Executive Session** Brandon Watson made a motion to go into Executive Session to discuss the legalities of the Conflict of Interest Policy. The motion was seconded by Gregg Minion, and all were in favor. Executive Session began at 4:47 pm.
4. **Return to Open Session** at 5:37 pm. Don Click moved to allow committee members 30 days to sign from the day that IMM sends a reminder to those who have not yet signed the Conflict of Interest and Conduct of Meeting Policies . The motion was seconded by Gregg Minion, Greg Boecker abstained and the others were in favor. The motion carried.
5. **Homeowners Open Forum** Gabriela Rand brought forth her concern regarding speeding and homeowners contacting the ARC Lead.
6. **Approval of Prior Meeting Minutes** Ron Kroesen moved to approve the previous meeting minutes as presented, seconded by Brandon Watson and all were in favor.
7. **Financial Review** Don Click will do a full financial review of the first quarter financials at the next meeting. It takes about a month for financial statements to be prepared and reviewed.
8. **Discussion and Action Items**
  - a. **Spring Valley Ranch Development** It was reported that on Monday, April 8<sup>th</sup>, Elk Springs HOA will hold a homeowner open forum at CMC to allow homeowners to discuss questions and concerns. On Tuesday, April 9<sup>th</sup>, Spring Valley Development will host an informational meeting at CMC for Elk Springs homeowners. It should be noted that Elk Springs HOA did not sanction the Tuesday meeting. Gregg Minion discussed information regarding the development such as water issues, traffic concerns, fire exit capacity, and the impact on wildlife. A Board member suggested that ESHOA hire SGM to assist with water concerns and analysis, another suggests hiring a Land Use attorney or private consultant to assist with the requirements to protest this development. The Board had passed around a letter to send to homeowners regarding the development. A few edits were suggested and ultimately, Brandon Watson made a motion to approve the letter to be sent with the meeting notice for the homeowner open forum. The motion was seconded by Greg Boecker, and all were in favor. Brandon Watson then made a motion to engage with SGM to represent and advise ESHOA regarding the potential water concerns, seconded by Greg Boecker. The Board discussed setting a budget and point person for this matter. The motion was amended to Greg Boecker will engage with SGM for costs and scope of advisement that they can offer. Greg will then share this information with the Board for approval. All were in favor. There are roughly 18 outside agencies all doing analysis and reports on the varies



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categories that this development will impact. These reports will be reviewed once submitted before ESHOA goes out for further information.

### 9. Additional Business

a. **Schedule Next Meeting** Monday, May 13<sup>th</sup> at 4:30 pm via Zoom. The Board will begin in executive session. Open Session will begin at 5:30 pm.

#### b. Committee Reports

- **ARC** A Board member requested changes to the ARC meeting minutes. IMM instructed that a revision request be sent directly to the ARC.
- **Fire** A drone flight will be conducted as evidence of the mitigation work to be submitted to the state for grant reimbursement. Inform IMM of the date to notice members.
- **Roads** The Board approved \$7,000 in 2023 to be used for a mower attachment to the tractor. This attachment has been deemed obsolete by John Deere and was not able to be acquired. United is scheduled for mid June for road maintenance. Send dates to IMM to notice members. David Hughes is no longer available to volunteer. IMM sent an email to the members asking for volunteers. The committee hopes to ask the Board to appoint someone at the next meeting.

#### c. New Business

- Amanda Maurer, HOA Attorney, will be relocating and no longer available to the HOA. We will discuss her replacement moving forward.
- Gate Repairs- Vision Security had scheduled their technician for April 22<sup>nd</sup>, however we still don't have a full scope and cost for the excavation portion. IMM to follow up with Vision Security for this information prior to moving forward with the start date of April 22<sup>nd</sup>.

### 10. Adjourn at 7:52 p.m.

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*Executed by Integrated Mountain Management on behalf of the Elk Springs Board of Directors.*

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