



ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, JULY 14TH, 2025 AT 4:00 PM VIA ZOOM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:01 pm.
2. **Verification of a Quorum** A quorum was verified with the following board members present Brandon Watson, David White, Jesse Hill, Stephanie Hernandez, and David Fowler. 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 and spoke on the history of water contracts. No decisions or actions were made.
5. **Homeowners Open Forum** Discussion on HOA policy on garage sales. Also a discussion on blasting within the community.
5. **Approval of Prior Meeting Minutes** The motion to approve was made by Brandon Watson and seconded by Jesse Hill with the amendment that the “#5” is listed twice. AIF
6. **Financial Review** Bob presented that there is \$271K in Operating, #321K in Reserves, \$7k in Roads, \$302K in Road Reserves, \$306K in Water Operating, and \$1.M in Water Reserves. The HOA is \$82K income over expense YTD.
7. **Discussion and Action Items:**
 - a. **Appoint BOD Positions** Brandon motioned for Stephanie Hernandez to become VP2 and David Fowler to be Treasurer. Jesse Hill seconded. AIF
 - b. **Water Discussion** Brandon and Jesse spoke. They spoke on the water allotment, water rates, and the need for water conservation.
 - c. **Approve New DRG Language** Brandon motioned with amendment to Blasting 12.16 adding two subsections. The first is Stage 1 Restrictions will require 1500G (15G/min) tank truck on site with 2 people manning. The second is Stage 2 Restrictions that are subject to authorities having jurisdiction. David White seconded. AIF
 - d. **Fire Mitigation** Ed Holub reviewed 2024-2025. He then spoke on fuel break additions for 2025-2026. Brandon motioned to approve 2025-2026 Chip and Haul work as proposed. Jesse seconded. AIF
 - e. **Conflict of Interest Policy** Brandon spoke on how current policy leave Board members at risk. A new draft is being reviewed.
 - f. **Elk Mesa Update** David White provided background on the Elk Mesa development.
 - g. **Eagle Ridge** Jesse provided a water delivery to Eagle Ridge update. A new, temporary water agreement has been created and will be in effect until 12/31/25, once approved. Jesse motioned to approve the temporary water agreement. Brandon seconded. AIF
 - h. **Special District Cost Sharing Agreement Review and Approval** All entities will share the cost of formation of the special district. Elk Springs will have a 58.2% allocation. Jesse motioned to approve. Brandon seconded. AIF
8. **Additional Business**
 - a. **Schedule Next Meeting** Monday, August 11th, 2025 @ 4pm. Holding Monday, September 8th.
 - b. **Committee Reports**
 - i. **Roads Committee** Brandon spoke on repairs to road damage and the bid process.



ii. **Water Special District Committee** Jesse spoke that the Special District has been named the "Los Amigos Special Water District".

c. **New Business** Discussion on improper front gate usage by contractors.

9. **Adjourn** 7:07 pm

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

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