

# ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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## BOARD MEETING MINUTES

To be held on Tuesday, September 13, 2022 at 4:30 PM

- I. **Call to Order** at 4:31 pm.
- II. **Establishment of Quorum:** a quorum was established. Board members present were Greg Boecker, Gregg Plummer, Patrick Fitzgerald, Heidi Treleven and Brandon Watson. Amanda Maurer was present as HOA attorney. Bob Johnson, Sam Engen, and Haley Markward were present as IMM representatives.
- III. **Homeowner Open Forum**
- IV. **Approval of Prior Meeting Minutes**  
Moved to approve the 08/15/2022 minutes by Greg B. and 2<sup>nd</sup> by Brandon. Motion passed with adding Initials after Greg Boecker and Gregg Plummer names.
- V. **Committee Updates/Reports**
  - a. **Fire Mitigation:** Ed reported from Oct. 2021 to March 2022 the HOA spent a total of \$96,812.50 in fire mitigation related work. Leaving a total of \$89,037.50 remaining in the matching funds grant. **Motion:** Brandon moved to approve sending the grant related fire mitigation grant sheet and maps to the community with a confidential seal. Seconded by Greg B., motion passed unanimously.
    - **Consider Fall 2022/Winter 2023 fire mitigation work:** HOA funded chip and haul was already approved for 2 hours at \$325/hour with a 3-person crew. The board tabled lop and scatter until we can come to a cost understanding on the approved fire mitigation work. **Motion:** Brandon moved to approve the guidelines for 2022 chip and haul, seconded Greg B. and the motion passed unanimously. **Motion:** Greg B. moved to approve the egress and ingress tree removal work, seconded by Brandon. Motion passed 4 in favor and 1 opposed.
    - **Consider new fire mitigation grant application:** The deadline to apply for the matching funds grant for fire mitigation is 10/12/22 and the HOA would have roughly 4 years to utilize funds from this grant if awarded. **Motion:** Brandon moved to approve committing up to \$150,000 to match any monies received through the 2022 Forest Restoration and Wildfire Mitigation Grant with the following stipulations: HOA needs to budget for fire mitigation as an operating expenditure for the next 4 years, North section of the subdivision needs to be included in future fire mitigation work, and lastly, get a 3<sup>rd</sup> party assessment for future projects. Seconded by Heidi, motion passed with 4 in favor and 1 opposed.
  - b. **Other:** ARC update- see attached spread sheet. Greg B. will get with the trail committee to set up a future meeting. Greg B. submitted his resignation to the road committee. There was discussion about Brandon taking his place. Tabled.

VI. **Discussion & Action Items**

- a. **Design Review Guidelines – Starlink Receivers: Action:** IMM will mass email the membership the rules and design review guidelines on satellites as they are currently written.
- b. **Policy Review and Approval of Changes**
  - **Enforcement:** Amanda noted the inclusion of the following sentence to the policy: In addition, the fine amount assessed for each violation shall not exceed \$500 in order to comply with current Colorado law even if stated otherwise in a separate Policy and Procedure or in the DRGs. **Motion:** Brandon moved to approve the Enforcement Policy as presented, seconded by Patrick. Motion passed 4 in favor and 1 abstained.
  - **Reserve Administration:** Tabled
  - **Purchasing and Contracts:** Tabled
- c. **Planting of trees on berm by water tank – Review proposal:** Need clarification from board on type and size of trees. Tabled until Spring.

VII. **Additional Business**

- a. **Snowplow Bid – update on fuel surcharge: Motion:** Brandon moved to approve the snowplow bid, seconded by Gregg P., motioned passed unanimously.
- b. **Eagle Ridge Planning Commission Hearing:** Hearing scheduled for 9/28 at 6:00 pm. No agenda posted yet. **Action:** IMM will monitor county website and send notification to membership with a reminder of the hearing.
- c. **Reminder of next meeting:** Board meeting on 10/17 at 5:00 pm with budget discussion.
- d. **Other:** CMC is hosting a bike race in October. The board wants IMM to get with CMC on fencing off vital infrastructure such as pump house and well heads. Amanda to look into restriction on use of RE1 Parcel. **Motion:** Heidi moved to approve the crack fill for up to \$10,000 and asphalt patching for \$8500. Motion passed 4 in favor and 1 abstained.

VIII. **Executive Session:** Patrick motioned to move into Executive Session at 6:32 pm to confer with legal counsel, seconded by Heidi, motion passed unanimously. Returned to open session at 7:03 pm. **Motion:** Heidi moved to approve the final water agreement to be revised and sent. Seconded by Patrick. Motion passed 4 in favor and 1 abstained. **Motion:** Patrick moved proceed with collection efforts if payments are not made as outlined in the payment plan, seconded by Greg B., motion passed unanimously.

IX. **Adjourned** at 7:05 pm.