

ELK SPRINGS HOA EXECUTIVE BOARD MEETING

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BOARD MEETING MINUTES

Monday, January 16, 2023, at 5:00 PM

Via Zoom Conferencing:

- I. **Call to Order** The meeting was called to order at 5:01 pm.
- II. **Verify Quorum** A quorum was established with all Board members present. The Board members are Gregg Plummer, Brandon Watson, Greg Boecker, Gregg Minion, and Ron Kroesen. Also present was the Association's attorney, Amanda Maurer and IMM representatives Sam Engen, Bob Johnson, and Haley Markward.
- III. **Homeowner's Open Forum** The homeowners present did not bring forth any business at this time.
- IV. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and Greg B. moved to approve the minutes with the correction in Section V. from wildlife to wildfire, seconded by Brandon and all were in favor. The motion passed unanimously.
- V. **Discussion and Action**
 - a. **Snow Removal** It was reiterated that the snowplow company is to plow at 2 inches with Elk Springs Dr. having priority. **Action:** Sam to verify time for snow removal and to get them plowed earlier before cars pack down snow.
 - b. **Amenities Survey** The survey results indicated that the most interest from owners was for trail improvements. **Action:** IMM to send the membership a survey asking exactly what they would like to see done to the trails as improvements. This data collection will then be shared with the Trails Committee and will be included on their next agenda to come up with an action plan.
 - i. **Gate Repair Update** IMM is still waiting for the repair details for the exit gate. **Action:** IMM needs to set up a meeting with Picasso Gate and inform Brandon so we can meet on site to discuss the cost for replacement.
 - c. **ARC Accounting** Will Vannice is to allocate as much of his time as possible spent on builds to the owner to avoid costs to the Association. This discussion was tabled until we have more data from Will V.
 - d. **Board Members vs Committee Members** It was brought up for discussion if a Board Member on a committee should act as a liaison without voting right. Discussion tabled.
 - e. **Heavy Equipment** It was decided that moving forward the Board would like a follow-up email with an agreement for documentation purposes.
 - f. **Fire Exit – Alternative** the Road Committee is to come up with a bilateral agreement with the neighboring property owner to utilize his property as an emergency exit.
- VI. **Additional Business**

- a. It has been reported that people are entering construction/build sites and they need to be reminded that these areas are not open to the public. It was suggested that No Trespassing signs be put up and that the sheriff should be called.
- b. It was reported that some water meters are not showing a difference in water usage from winter to summer. Sam suggested that the Water Committee conduct a water meter audit.
- c. A homeowner asked about cell phone service and if the Association has ever considered allowing a service tower to be installed. He will send Sam more information on this to discuss at a future meeting.
- d. The next meeting was scheduled for Monday, February 27th, at 5pm via Zoom.

VII. Executive Session Greg M. moved to go into Executive Session to discuss with legal counsel on the water delivery contract for Eagle Ridge, seconded by Brandon and all were in favor. The motion passes unanimously, and Executive Session was entered at 6:33 pm.

We returned to Open Session at 7:46 pm and Brandon **moved** to adjourn the meeting until tomorrow at 5:00 pm to allow board members more time to review the water agreement. Motion was seconded by Greg B. and all were in favor. The only agenda item will be to continue discussion with legal on the water delivery agreement. Sam will notify the membership.

VIII. Adjourn at 7:49 pm.