



## BOARD MEETING MINUTES

---

### ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, MAY 13<sup>TH</sup>, 2024 AT 4:30 PM

---

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:32 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, Bob Johnson, Haley Markward, and Denise Otero of Integrated Mountain Management.
3. **Executive Session** Brandon Watson made a motion to go into Executive Session. The motion was seconded by Ron Kroesen, and all were in favor. Executive Session began at 4:32 P.M.
4. **Return to Open Session** at 5:28 P.M.
  - a. **Recap** Brandon Watson summarized topics discussed during the executive session, including the enforcement of a current violation and an attorney's opinion letter, replacing HOA attorney, reviewed an outstanding ARC fee, and prior board member conduct.
  - b. **Action** Brandon made a motion to write off an ARC fee from 2021, seconded by Boecker, and all were in favor. Don will advise the HOA accountant to write off the fee.
5. **Homeowners Open Forum**
  - a. Jesse Hill raised concerns about the current definition of "screened from view" and "hidden from view", highlighting his challenges and requesting clarity.
  - b. Steve Kushner inquired about community policies regarding resident's interest in building greenhouses and gardens, acknowledging the issues of wildlife concerns.
  - c. Haley raised a homeowner's concern regarding the removal of no parking signs in the turnaround on Elfin Pl. and requested them to be replaced.
6. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and a motion was made by Greg Boecker, seconded by Gregg Minion to approve the prior meeting minutes. Ron would like it to be cleared in the minutes that the attachment for the tractor is obsolete. All were in favor of the revision and the motion carried.
7. **Financial Review** Don Click provided a quarterly financial review with financial statements as of 4/30/2024. Don has separated out the CD on the financial statements for clarity and transparency. The Reserve accounts need to be trued up and Don will work with the HOA accountant on this. Don will ensure road use fees are allocated to the Roads account.
8. **Discussion and Action Items:**
  - a. Multiple ARC members stepped down and these positions need to be filled. Several homeowners have expressed interest in the positions and ARC Lead Will Vannice has advised them to join the next meeting and to send a short explanation as to why they want to be on the ARC for review. An email will be sent out asking all homeowners to do the same if they have interest in volunteering.
  - b. Estimates for exit gate repairs were discussed, with various options and associated costs presented. Brandon Watson is to vet Bailey's Garage Door for the project and get a proposal to replace the buried conduit. Full replacement of the gate was briefly discussed.



## BOARD MEETING MINUTES

---

- c. The HOA's role in the Spring Valley Coalition was discussed, with a motion made to participate as a stakeholder by Gregg Minion seconded by Donald Click. All were in favor. IMM can assist with communications to homeowners from the Coalition. Financial support was discussed, and a motion was made by Greg Boecker to allow up to \$5,000 for the Coalition's opposition start up needs, seconded by Brandon Watson. There was discussion from the Board and the homeowners resulting in the motion to be amended to state that the Association will directly pay for up to \$5,000 in start up costs. All were in favor and the motion carried.
  - o **Water Issues** Brandon Watson made a motion to approve SGM's scope of work for Water Supply Adequacy, not to exceed 45 hours or \$7,500, seconded by Greg Boecker, and all were in favor. In addition, Brandon Watson made a motion to approve SGM's scope of work at \$2,750 for Next Steps for Water Rights Opposition to Spring Valley Ranch, contingent on Elk Springs LLC paying for the other half of the proposal.
- d. **Storage Lot Feasibility** Based on the Declaration's current wording, the Board determined that a storage lot would not be feasible at this time.
- e. **HOA Communications** The Board unanimously agreed that if a Board member sends a communication to IMM to send to the members, that communication must first be reviewed and approved by the President. If the President is requesting the communication, it will be reviewed and approved by one of the Vice Presidents or another Board member. The BCC function on email will be utilized to keep all Board members involved.

### 9. Additional Business

- a. **Schedule Next Meeting** Monday, June 17<sup>th</sup>, 2024, at 4:30 P.M. via Zoom.
- b. **Committee Reports**
  - o **Roads** Brandon Watson made a motion to appoint Richard Harbus to the roads committee, seconded by Gregg Minion and all were in favor. Ron Kroesen made a motion to remove David Hughes from the committee for a lack of participation, seconded by Brandon Watson and all were in favor. Ron Kroesen, as chair of the Roads Committee, requested approval for Lions Construction to do the asphalt repairs at no more than \$40,000, seconded by Greg Minion. There was discussion and the motion failed. Brandon Watson made a motion to approve American Asphalt to do the repairs at \$45,000 + \$5,000 for any additional work that may be needed, seconded by Don Click, and all were in favor.
- c. **New Business**
  - o **Noxious Weed Working Group** Megan Talbott and Claudia Capitini delivered a detailed presentation outlining their initiative to work closely with Native Habitat to treat and create a plan to attack the noxious weeds. The requested approval from the Board to have Native Habitat visit the property to do noxious weed treatment in June. Ron Kroesen made a motion to approve the June treatment and to spend funds on a second treatment in the fall, seconded by Brandon Watson and all were in favor.

### 10. Adjourn at 8:25 P.M.



## BOARD MEETING MINUTES

---

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

**Bob Johnson**

Founding Partner/Executive Vice President

970-230-9615

[bob.johnson@integratedmtn.com](mailto:bob.johnson@integratedmtn.com)

**Haley Markward**

Assistant Community Manager

970-930-6341

[Haley.markward@integratedmtn.com](mailto:Haley.markward@integratedmtn.com)