



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, JULY 17, 2023, AT 5:00 PM

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:00 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Gregg Plummer, Ron Kroesen, and Greg Boecker. Also in attendance was Amanda Maurer, Attorney, and Bob Johnson, Haley Markward, and Mike Friend of Integrated Mountain Management.
3. **Homeowners Open Forum** the homeowners present brought forth the following information:
 - Suggested for a large package locker and has ideas for this project that won't cost as much as the last time the Board considered this. Bob advised the homeowner to submit his ideas to him via email.
 - IMM had reached out to Vision Security, and they did not have an update regarding the gate not recognizing motorcycle. It was reported by another homeowner that the gate has always been this way and motorcyclists should carry a gate remote with them. IMM will follow up with Vision Security about motorcycles and the battery backup.
 - There is a growing contingent of HOA members with serious concerns regarding some members of the current board. To date concerns include allegations of interfering/manipulation of decisions under the authority of duly charged committees, harassment and financial harm to homeowners through said interference made worse by their inability to provide reasonable guidance, reports of builders and architects pulling away from projects in the development which will lead to reduced valuation of our homes, and the likely exposure of HOA funds to litigation expenses as more homeowners feel forced into this path by the current board. We are investigating the extent of these and other issues at this time and will not be discussing them further in the current meeting.
4. **Approval of Prior Meeting Minutes** Brandon Watson moved, seconded by Gregg Boecker, to approve the June 26, 2023, meeting minutes, motion carried unanimously.
5. **Financial Review** Gregg Plummer reviewed the financial statements as of the end of June and reported a total balance of \$2,450,252 in the Operating and Reserve accounts. Gregg P. will research and review CD



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or money market options to diversify the funds within the FDIC limits.

6. Discussion and Action

a. **Fire** Phil Luebert is the Hazard Mitigation and Emergency Senior Planner at JEO Consulting Group and submitted his report regarding the fire mitigation efforts in Elk Springs. Ron Cousineau and Matt Schlitz are the Colorado State Forest Service Representatives. They will be setting the standard that Phil was referring to for the fuel breaks to be wide enough to have an effect. It was mentioned that the Chip n' Haul project that was completed has no definitive before and after progress reports. Moving forward, better documentation is needed. Mike Uncapher also attended the meeting. He is with Western Vegetation Management and assists the Association with the fire mitigation work.

b. **DRG** Starlink receivers cannot be regulated to be screened if the screening negatively impacts the signal. Homeowners must schedule a consultation with the ARC for placement and the ARC will encourage the placement to be below the roof line. Greg Boecker moved to rescind the definition of "hidden from view" from section 6.10 in the DRGs, seconded by Brandon Watson. Gregg Minion, Gregg Plummer and Ron Kroesen were against the motion. The motion failed. IMM will upload the DRGs to the Elk Springs website.

Section 4.1.4. Properly written as 500 ft. notification area and notify all board members.

Section 5.10 Properly written to increase the road fee to \$4,500.

Section 6.5 Properly written as "All driveways sloping towards a HOA road shall either have a 3% crown or 3% cross slope grade for 40' up the driveway from the edge of the HOA road. Asphalt driveways shall be installed with a minimum 3' cut into the roadway."

Section 6.6 Properly written as "Culverts must be installed on all sloping lots, where a ditch exists, at the time excavation begins." Adding the following requirement "Culverts and ditches must remain clear (with at least 12" of clearance from the existing roadside) at all times during the construction process."

c. **Speed Limit and More Signage** Tabled

d. **Fire Exit Agreement** Tabled

e. **Spring Valley Sanitation District – CMC Payment in Lieu of Taxes** Tabled

7. **Committee Reports** The Board clarified to the committees that IMM will request their reports in writing



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and IMM will share the reports with the Board 10 days in advance of the next meeting. If action is needed to approve a committee request, this will take place during the Committee Reports section and must be submitted ahead of time.

8. Additional Business

- Next agenda will include budget discussion to determine the parameters for each expense section and Reserve account.
- Special Board Meeting with Water Committee to discuss contractual water agreement with Eagles Ridge. Scheduled for August 2nd at 5:00 pm via Zoom.
- Next Board meeting is scheduled for Monday, August 21st at 5:00 pm via Zoom.
- Email a reminder to the Association referencing the Declarations about ADU's and Air Bnb restrictions.

9. **Executive Session** Brandon Watson moved to go into Executive Session to discuss water contracts, seconded by Greg Boecker, and all were in favor. Executive Session was entered at 7:47 pm. We returned to Open Session at 8:30 p.m. with no action taken.

10. **Adjourn** at 8:31 p.m.

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

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