

Elk Springs ARC Meeting Notes

Date April 20, 2023

ARC Attendance Will, Rob, Travis, Joyce, Jason,

Homeowner Attendance see below

Board Attendance Gregg Minion

Start Time 2 pm

Stop Time 4:00 pm

Topics for discussion; Site review of 480 Pinion Point. ARC was made aware of activities going on in early April of excavating equipment doing large amounts of work to create new access to the home. ARC leed made a site visit and determined committee need to do a thorough on site review. The owners present Ramon Verduzco, his brother and a cousin also present for walk around. The owner presented the following. Ramon discussed that they are building a new entry way to drive up to the front door as his wife is disabled and cannot access through the stairs from the garage.

Committee discussed onsite and through follow up notes the following.

Great to meet with you the other day regarding your project. Here is a summary of our meeting on 4/20 at your place.

The committee reviewed your ideas of what you would like to achieve with proper access into the front door and creating better drainage, so ice doesn't build up in this area. The work began on your part in error as you didn't know you needed approval for this work. While the committee was onsite it was noticed that there are a lot of native trees which have been removed and the tops cut off of them in your view plane to the south from your home.

Elk Springs is a covenant-controlled community which has a very strict set of rules which must be followed. There are very large fines which could be imposed upon you, the owner of the home, for violation of the set rules which are in place to protect all homeowners. At this point in time fines will be waived as long as work ceases for all projects you are currently working on. We would like to ask for a complete package submittal for all work you propose to proceed with around your home. As you will be doing large amounts of dirt removal and creation of a new driveway to the front doors, we will require a civil engineer to be brought in to review all the proposed work you will need to have done. You also mentioned that you would like to plant several trees to help mitigate the damage you have created to the native forest. We will also require you to hire a landscape architect to produce designs for what you propose to have done. We would also like to ask that the road which has been created illegally for access to the front doors is only allowed for foot traffic until your project is approved and commenced for completion. Fines will be applied to you from the beginning of when this project began if the process is not followed properly. Please review the DRG's which I sent to you a few weeks ago for all processes and systems needed. ESHOA does require some refundable deposits to be put down before

your project may begin, which will be about \$4000. Nonrefundable deposits will be about \$2500 which will go towards administration expenses and road mitigation fees.

We would also like to remind you that residences within Elk Springs are only for immediate families related to the owner of residences. Elk Springs does not allow accessory dwelling units or any rental of any part of a home to anyone else who is not family. Example of such situation, you may not rent out the basement to none family members, employees, workers, etc. You may allow your brother to live there or maybe an uncle until they find their own place to live. Your mother or father may need assistance from you to enjoy their golden years. Basically, you may only have one kitchen operating within your home.

Second item for discussion was in regards to the variance submittal for the Harbus project in regards to the pool and fencing.

Current project: No discussion was had on this.

New starts: No discussion as road restrictions are in place.

New business.

Next meeting is scheduled for. May 4th.
