



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, SEPTEMBER 14, 2026, AT 4:00 PM

ZOOM MEETING LINK:

<https://integratedmountain.zoom.us/j/82960355548?pwd=HaefSQwjBz2iLv7QFhMT2Vf3kLWY Ea.1>

MEETING ID: 829 6035 5548 PASSCODE: 771306 CALL IN: 719-359-4580

MINUTES

(approved 10/12/2026)

1. Call to Order

- a. Meeting was called to order at 4:10 pm by Joseph Oates

2. Verification of a Quorum

- a. A quorum was verified with the following board members present: Jesse Hill, Stephanie Hernandez, David Fowler, Richard Harbus, Liza Orchard
- b. Also in attendance
 - i) Taylor McGauhey and Shelly Dackonish as HOA legal counsel
 - ii) Joseph Oates and Mindy Perkins from Integrated Mountain Group

3. Executive Session

- a. Entered at 4:12 p.m
- b. Contract Negotiations – Elk Mesa Easement
- c. Violation Updates
 - i) 52 Grosbeak – Height & plans violations
 - ii) New violations

4. Return to Open Session

- a. Open session entered at 5:04 p.m.
- b. Recap of Executive Session
- c. Action Items from Executive Session

5. Homeowners Open Forum

- a. Steve K 683 Monarch Rd – thank you for taking care of the gate and the road; community garden and place for meetings
- b. Willy L 70 Wooddruff Pl – thank you to IMG for the public board packet; Conduct of Meeting policy update requested

6. Approval of Prior Meeting Minutes

- a. May 11 – Jesse motions to approve minutes, second by Richard. Discussion. Unanimous approval.
- b. July 13 – Jesse motions to approve minutes, second by Richard. Discussion. Unanimous approval
- c. August 10 – Jesse motions to approve minutes, second by Richard. Discussion. Unanimous approval

7. Manager's update

- a. Financial Review

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- i) Cash \$2,982,215
- ii) Assets receivable \$3,102,000
- iii) Liability \$665,000
- iv) Capital \$2,447,000
- b. Manager Report
- 8. Discussion and Action Items**
 - a. Update from Water Committee on 2026 summer water use and water restrictions
 - b. Best Practices for IMG communications between Unit Owners and the Board of Directors
 - c. Water Meter Reading proposal – not available
 - d. Elk Mesa Access Easement Agreement
 - i) Jesse motions to approve the Elk Mesa easement agreement as presented in the board packet to be sent to and executed by Elk Mesa. David seconds. Discussion held. Unanimously passed.
 - e. Water Special District update provided by Jesse Hill
 - f. 2026 Budget Review and Guidance
 - i) Liza will compile budget items from committees and present to Joseph
- 9. Additional Business**
 - a. Schedule next Board Meeting
 - (a) Monday October 12th
 - b. 2026 Annual meeting
 - (a) November 9th
- 10. Adjourn**
 - a. Meeting adjourned at 7:20 p.m.



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