

# ELK SPRINGS HOA EXECUTIVE BOARD MEETING

---

Integrated Mountain Management  
PO Box 908  
Glenwood Springs, Colorado 81602

970 945-7653 (phone)  
[Clinton.carroll@integratedmtn.com](mailto:Clinton.carroll@integratedmtn.com)  
[bob.johnson@integratedmtn.com](mailto:bob.johnson@integratedmtn.com)

## BOARD MEETING MINUTES

Monday, February 11th, 2019 at 3:00 PM

Colorado Mountain College, Spring Valley Campus - Recker Room

- I. **Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 3:03 pm. Also present from IMM was Clinton Carroll, and Doretta Reuss. Board members present included Brandon Watson, Pat Fitzgerald, Ed Holub, and Diane Tomassatti, and Andrea Schober was not present. Legal counsel in attendance was Amanda Maurer.
- II. **Establishment of Quorum:** A quorum was verified.
- III. **Homeowners Open Forum:** There was some discussion regarding high speed internet, nothing has been determined at this time.
- IV. **Approval of Board Meeting Minutes from 12/12/18:** Ed and Amanda made comments on a few minor changes in the meeting minutes. Pat motions to approve with changes made, Diane seconds, all in favor to approve.
- V. **Financials:** Bob recommended that financials be sent to IMM the first of every month, and should include a ledger, A/R report and any accounts over 30 days. Ed will write a written authorization for Dalby Wendland P.C. to have these released to IMM.
  - a. **2019 Financials Review:** Bob reviewed the financials as of 01/31/2019 and reported that there was \$494,911.80 in the Operating account and \$416,586.93 in the Reserve accounts. The construction account balance was \$122,618.58. Total checking and saving equal \$1,034,118.29.
  - b. **2019 Budget Review:** The 2019 budget was approved by the Board in December, and a ratification meeting will be scheduled soon.
- VI. **Old Business**
  - a. **Guard rail discussion:** The Board decided to not install a guardrail at this time. Additional signage will be installed. They requested that a "slow down" sign be put up at Monarch. They also requested to IMM to have some extra caution icy road signs on hand to be put up if needed.
  - b. **Fire Mitigation:** A committee has been formed consisting of 7 people including Ed Holub. A meeting will be scheduled soon.
  - c. **Hunting and Target shooting on Association Property discussion:** Amanda made some recommendations for minor changes to the policy. This will be reviewed at a future meeting.
  - d. **Garbage and Composting/ Evergreen:** Clinton presented options from Evergreen Zero Waste, and will send out to the membership to let them know its available and determine interest.
  - e. **Collections:** The Board instructed IMM to work with Dalby on collections.

- f. **Speed Bump on Monarch:** GMCO will look at in the springtime for adjustment, as it was mentioned that it currently is too high.
- VII. **Additional Business:** The Board requested meeting minutes be sent to them for review and that committees be put on agendas. They also would like for the ARC to enforce the Documents, attend meetings and produce minutes, and that meeting be properly noticed. The Board requested that IMM do more upkeep on violations. It was mentioned that the fire hydrants need to be cleared, Will with Daly Property Services will take care of this as well as put down more sand. Clinton will send a notice to owners to clear snow from the roads when plowing their own driveways. Bob will instruct Will to plow the back gates at 4 inches instead of the current 6 inches now for easy access, and to plow behind the back gates to the pumphouse every snow.
- VIII. **Executive Session – Discuss Legal Matters:** Pat motions, Diane seconds to enter into executive session, all in favor to discuss legal matters.
- IX. **Actions from Executive Session:** The Board decided to accept payments for outstanding debt until paid in full. Diane motions, Pat seconds to accept offer for payment. The Board requested that the outstanding open invoices be cleared up. Diane motions, Pat seconds, all in favor. The Board decides to execute liens as per the collection policy for accounts outstanding.
- X. **Adjournment:** 6:00 pm