



ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, OCTOBER 13TH, 2025 AT 4:00 PM VIA ZOOM

- 1) **Call to Order** the meeting was called to order by Bob Johnson at 4:07 pm.
- 2) **Verification of a Quorum** A quorum was verified with the following board members present Brandon Watson, David White, Jesse Hill, and Stephanie Hernandez. Also in attendance was Paul Tomashosky, and Bob Johnson of Integrated Mountain Management (IMM), along with Shelly Dackonish from Dufford Waldeck.
- 3) **Executive Session** Tabled to later in meeting.
- 4) **Return to Open Session** Tabled to later in meeting.
- 5) **Homeowners Open Forum** Ed Holub discussed the need for three hoses that have failed at the gate. Steve Kuschner had a question regarding the proper chip seal procedure. It was confirmed that the proper procedure was used and the road work for the season has been completed.
- 6) **Approval of Prior Meeting Minutes** The motion to approve was made by Jesse Hill and seconded by David White. AIF
- 7) **Financial Review** Bob presented that there is \$247K in Operating, \$46k in Water Operating, \$1.3M in Water Reserves, \$311k in Roads, \$180K in HOA Reserves, and \$575 in Construction for \$2.7M in Total Cash.
- 8) **Discussion and Action Items:**
 - a) **Budget Discussion and Approval** Bob Johnson presented the first draft of the 2026 Proposed Budget.
- 3) **Executive Session**
- 4) **Return to Open Session** Brandon motioned to approve the budget with an increase of 68% to Operating, a 24% reduction in Roads and the road impact fee will become income. Jesse Hill Seconded. AIF.
- 9) **Additional Business**
 - a) **Schedule Next Meeting** Monday, December 8th, 2025 @ 4pm and Monday, November 10th at 6pm for Annual Meeting.
 - b) **Committee Reports**
 - i) **Noxious Weeds** The new website has been created and is active.
 - c) **New Business** None.
- 10) **Adjourn** 5:50 pm

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

Bob Johnson

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