



## BOARD MEETING MINUTES

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### ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, OCTOBER 28, 2024 AT 4:30 PM VIA ZOOM

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1. **Call to Order** the meeting was called to order by Bob Johnson at 4:32 pm.
  2. **Verification of a Quorum** A quorum was verified with the following board members present Brandon Watson, Gregg Minion, Ron Kroesen, Don Click, and Greg Boecker. Also in attendance was Amanda Maurer, HOA attorney, and Haley Markward, Bob Johnson, and John Gary of Integrated Mountain Management (IMM).
  3. **Executive Session** Ron Kroesen made a motion to go into Executive Session. The motion was seconded by Greg Boecker, and all were in favor. Executive Session began at 4:33 pm.
  4. **Return to Open Session** at 5:28 pm.
    - a. **Executive Session Recap** Discussed attorney transition. Reviewed ongoing covenant violation. Reviewed Water contract updates.
    - b. **Action from Executive Session** No action was taken.
  5. **Homeowners Open Forum** Nothing was brought forth at this time.
  6. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and a motion was made by Gregg Minion, seconded by Greg Boecker to approve the meeting minutes. Motion carried unanimously.
  7. **Financial Review** there was further discussion on the 2025 budget.
  8. **Discussion and Action Items:**
    - a. **Water Committee Report Regarding Water Costs and Budgeting/Reserve Recommendations.** Mike Dill presented the indirect cost methodology. With the contract close to expiring with Pinyon Mesa the methodology used to figure rates for their subdivision was presented and discussed.
    - b. **Review & Approve Budget** Ron Kroesen made a motion to approve the proposed 2025 Budget. Don Click seconded, all are in favor. This budget will be reflected at the annual member meeting to be ratified by the members.
    - c. **Review & Approved Screened from View Language** The approval was tabled. There was brief discussion on the screened from view language.
    - d. **Snow Removal Contract (if ready)** Brief review of the proposed snow removal contract from the Grounds Guys. No action was taken.
  9. **Additional Business**
    - a. **November Meeting Schedule**
      - Accounting meeting to be held on 10/30 at 9am at the IMM conference room.
      - Special Board Meeting to be held on 11/5 at 4pm via Zoom.
    - b. **Committee Reports**
      - Don Click made a motion for Richard Harbus to join the Water Committee, Ron Kroesen seconded, all were in favor.
    - c. **New Business**
  10. **Adjourn** at 8:48 pm
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*Executed by Integrated Mountain Management on behalf of the Elk Springs Board of Directors.*

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