



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNER ASSOCIATION

MONDAY, AUGUST 10, 2026, AT 4:00 PM MDT

ZOOM MEETING

MINUTES - APPROVED

1. Call to Order and Quorum Verification

- **Call to order:** 4:08 p.m. by Joseph Oates
- **Quorum:** Verified with 5 board members, with the following directors present: Jesse Hill, Stephanie Hernandez, Liza Orchard, Richard Harbus, David Fowler

Others Present:

- Will Vannice as ARC representative/DRG Enforcement
- Joseph Oates, Mindy Perkins from Integrated Mountain Group
- Shelly Dackonish as HOA legal counsel

2. Executive Session (4:12 p.m.)

- a. Discussion of violations of covenants and Design Review Guidelines
- b. Contract negotiations and legal review conducted
- c. IMG contract

3. Return to Open Session (5:00 p.m.)

- a. Jesse opened with a recap of executive session topics

4. Homeowners Open Forum

- a. Gates - Joyce K. reported concerns with the gate and requested an upgrade
- b. Campers – Brandon W. raised concerns around enforcement of violations

5. Approval of Prior Meeting Minutes

- a. August 6th 2026: Richard Harbus motions to approve, Jesse Hill seconds. No discussion. Unanimously approved.
- b. July 13th 2026 Board Meeting Minutes: Jesse Hill motions to approve, David Fowler seconds. No discussion. Unanimously approved.

6. Manager's Update

- a. Financial review
- b. Manager report

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7. Discussion and Action Items

- a. Update on 2025 chip seal warranty work
 - i. Currently scheduled to begin August 20th 2026
 - ii. Wooddruff to Wood Nymph & Woodruff to Elk Springs
- b. Recommendation and contract approval of 2026 Road Maintenance Work
 - i. Road Study and chip seal discussion
 - ii. Jesse Hill motions to approve an amount not to exceed \$220,000 for road repairs. David Fowler seconded the motion. Board discussion held. Unanimously passed.
- c. Update on and discussion about Temporary Water Supply Agreement with Elk Mesa LLC
- d. Pinyon Mesa water capital reserve next steps
 - i. Jesse Hill moves: “that the Board of Directors of the Elk Springs Homeowners Association direct its delegates to the Special District Steering Committee to authorize a credit of \$111,951 in capital contributions to the proposed Special Water District for Pinyon Mesa Homeowners Association, reflecting the stipulated amount of Pinyon Mesa Homeowners Association’s capital contributions to the Elk Springs water system through December 31, 2025 (the “stipulated amount” being the amount agreed upon by Pinyon Mesa Homeowners Association in its demand letter sent by email dated June 5, 2026).”
David Fowler seconds. Discussion held. David, Jesse, Richard, Stephanie voted aye. Liza voted nay. Motion passes.
 - ii. Jesse moves “that the Board of Directors of the Elk Springs Homeowners Association direct its delegates to the Special District Steering Committee to authorize capital contribution credits for Pinyon Mesa Homeowners Association for 2026 and that portion of 2027 that has elapsed prior to formation of the Special District in an amount equal to the total amount of water fees paid by Pinyon Mesa Homeowners Association to Elk Springs Homeowners Association during that period of time less the amounts expended for Pinyon Mesa Homeowners Association’s proportional share of actual expenses of operation and maintenance of the Elk Springs Water System in that period of time.”

David Fowler seconds. Discussion held. David, Jesse, Stephanie, Richard vote





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- aye. Liza votes nay. Motion passes.
- e. Neighbor to neighbor complaints and the role of ESHOA governing documents, Integrated Mountain Group, and the Board of Directors
 - i. Send violations to IMG with photos
 - ii. Board of Directors requests IMG acknowledge and follow-up with homeowner complaints
 - f. 2027 Elk Springs HOA budget guidance
- 8. Hearing on 52 Grosbeak – postponed due to 52 Grosbeak counsel unavailable**
- 9. Additional Business**
- a. Next meeting: September 14th 2026 at 4 p.m.
 - b. Committee Reports
 - i. Fire committee update
 - 1. Fire mitigation work from 2026 reimbursement has been received
 - 2. Chip and haul for 2026 has not been budgeted or planned
 - ii. Road committee update
 - 1. Sign erosion report from David
 - 2. Reflector replacement requested
 - iii. Water committee update
 - 1. Will present at future board meeting on performance of water restrictions on water usage
 - iv. ARC update
 - c. New business
 - i. Greg B. requests approval to speak with Elk Springs counsel on August 14th
 - o Jesse moves to approve Greg Boecker to speak with counsel on August 14th. David seconds. Discussion held. Unanimously approved
- 10. Adjournment 7:02pm**
- a. Jesse motions to adjourn. Richard seconds. Meeting adjourned.

Action items:

- Schedule time with ES Board to present new contract (Joseph, IMG)
- Backfill around eroding sign (IMG)



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