



SPECIAL BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

TUESDAY, NOVEMBER 5, 2024 AT 4:00 PM VIA ZOOM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:01 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 Haley Markward and Bob Johnson of Integrated Mountain Management (IMM).
3. **Homeowners Open Forum** A homeowner brought forth the obvious disconnect between the Board of Directors and the Water Committee. The Water Committee asked this homeowner to put their concerns into writing so they can then respond to each of their concerns.
4. **Discussion and Action Items:**
 - a. **Accounting Proposal and Approval** The proposal from Integrated Mountain Management was thoroughly reviewed. Brandon made a motion to approve the proposal and switch to IMM taking on the Association's accounting needs, seconded by Don. The motion carried with 4 Board Members in favor, and one did not vote. The Board agreed to IMM's terms of getting the books audited so that the starting balances were agreed upon by a 3rd party.
 - b. **Screen from View Language Approval** The screen from view language was thoroughly reviewed. Brandon made a motion for this language to be adopted into the DRGs, seconded by Don. There was much discussion on this topic. Ron and Gregg Minion were not in favor. The other 3 Board Members were in favor. The motion carried. The attorney will update the DRG language.
 - c. **Snow Removal Approval** The snow removal proposals were thoroughly reviewed. Brandon made a motion to continue with Sacred Ground for consistency and their knowledge of the neighborhood's needs, seconded by Greg Boecker. The motion carried with 4 Board members in favor and one did not vote.
 - d. **Special District Investigation** Brandon made a motion to allow the Water Committee with the help of legal counsel investigate the feasibility of creating a Special District for the Water business, seconded by Don. The motion carried with 3 Board Members in favor and 2 did not vote.
 - e. **Executive Session** Brandon made a motion to enter Executive Session to discuss an ongoing covenant violation and Pinyon Mesa contract update, seconded by Don, and all were in favor. We entered Executive Session at 5:02 pm.

Open Session We returned to Open Session at 5:42 pm. No action was taken.
5. **Adjourn** at 5:46 pm

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

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