BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNER ASSOCIATION

MONDAY, APRIL 13, 2026, AT 4:00 PM MDT

ZOOM MEETING

MINUTES - Approved

1. **Call to Order**
    a. The meeting of the Board of Directors of Elk Springs Homeowners Association was called to order on Monday, April 13, 2026, at 4:00 p.m. via Zoom by Bob Johnson
2. **Verification of Quorum**
    a. A quorum of the Board of Directors was verified and present. Jesse Hill, Richard Harbus, Stephanie Hernandez, David Fowler were in attendance. Brian Bradford and Bob Johnson from Integrated were also in attendance
3. **Executive Session**
    a. The Board entered Executive Session at 4:00 p.m. to discuss Violation Enforcement and Legal Negotiations.
4. **Return to Open Session**
    a. The Board returned to Open Session at approximately 5:00 p.m. Homeowners were invited to join the meeting. The Board provided a summary of Executive Session.
5. **Homeowners Open Forum**
    a. Brandon Watson addressed the board and the importance of a special water district and its importance to the community long term
6. **Approval of Prior Meeting Minutes**
    a. The minutes from the prior Board meeting were reviewed. Jesse presented amendments to be made to prior meeting minutes. Minutes will be amended, reviewed, and approved at next meeting.
7. **Covenants & Bylaw Clarifications**
    a. Shelly Dackonish presented updates and clarifications regarding:
        i. Special District member voting
        ii. Distinctions between accounts in default, delinquent, and late payment status
        iii. Updates to the Collection Policy to comply with recent Colorado statutory changes
8. **Architectural Review Board Introduction and 2026 Outlook**
    a. Will Vannice introduced the Architectural Review Committee and provided an overview of anticipated ARC priorities and initiatives for 2026.
9. **Manager's Update**
    a. Integrated Mountain Management presented a financial review and manager report, including website updates and required postings.
10. **Discussion and Action Items**
    a. The Board discussed the following items:

i. Ballot language for the proposed transfer of water facility and capital reserves to the Special District was unanimously approved. A motion was made by Jesse Hill and all were in favor motion approved.
ii. A Special Members' Meeting was determined to take place May 5th at 6:00 p.m. to provide additional information for the establishment of the Special Water District at Colorado Mountain College.
iii. The $15,000 proposal for a coordinator for the membership vote was voted on and approved unanimously.
iv. Adoption of the revised Policy and Procedure for Collection of Unpaid Assessments, Fines, and Other Charges to reflect 2025 Colorado law changes, subject to final legal review if applicable was tabled, documents were not available.
v. Review of the 2026 Roads Capital Improvement Proposal.
vi. Discussion regarding chip seal warranty work.
vii. Fire mitigation and wildlife mapping project update.
viii. Appropriate motions were made and voted upon for the foregoing items, as reflected in the Board's official records.

11. Additional Business

a. The next Board meeting was scheduled.
b. Committee reports and updates were presented.
c. New business was introduced and discussed as appropriate.

12. Adjournment

a. There being no further business to come before the Board, the meeting was adjourned at approximately 7:00 p.m.