

ELK SPRINGS HOMEOWNER ASSOCIATION BUDGET RATIFICATION MEETING

Integrated Mountain Management
1001 Grand Ave
Glenwood Springs, Colorado 81601

970-945-7653

bob.johnson@integratedmtn.com
samantha.engen@integratedmtn.com

BUDGET RATIFICATION MEETING MINUTES

Monday, November 15, 2021 at 6:00 PM
Colorado Mountain College – Ascent Center, Room 110
3000 Co Rd 114, Glenwood Springs

A QUORUM WAS VERIFIED, SO THE BUDGET RATIFICATION MEETING WAS COMBINED WITH THE ANNUAL MEETING. SEE ANNUAL MEETING MINUTES ON PAGE 2.

- I. Call to Order
- II. Review of 2021 Financial performance
- III. 2022 Budget Ratification
- IV. Adjourn

ELK SPRINGS HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

Integrated Mountain Management
1001 Grand Ave
Glenwood Springs, Colorado 81601

970-945-7653
bob.johnson@integratedmtn.com
samantha.engen@integratedmtn.com

ANNUAL MEETING MINUTES

Monday, November 15, 2021 at 6:00 PM
Colorado Mountain College – Ascent Center, Room 110
3000 Co Rd 114, Glenwood Springs

I. Call to Order

The meeting was called to order at 6:11 p.m. by Sam Engen (IMM). Also present from IMM was Bob Johnson.

II. Verification of a Quorum

A quorum was verified, homeowners present were as follows:

1. John/Myrna Adams
2. Patrick Fitzgerald
3. Thomas/Natalie Aloia (proxy)
4. Bob/Deanna Anderson
5. David/Sheryl Babiarz (proxy)
6. Kurt/Deborah Bauer (proxy)
7. Timothy/Jennifer Bauer
8. Mac Bennett
9. David Brown
10. Edward Christine/Patricia Maurer
11. Kari/Bill Crowley
12. Dan/Karen Cutler
13. Joan Davids/Brian Moriarty
14. Sean/Jennifer Duffy (proxy)
15. Brian/Jennifer Eades
16. Elk Springs, LLC
17. Rob/Cheryl Fisher (proxy)
18. Todd/Christy Gair (proxy)
19. Doug/Deb Gurley
20. Tim/Liz Gustafson
21. Carrie/Jeff Hauser
22. Eric Helender
23. David Norlander
24. Lee/Rebecca Hodgson
25. Ed Holub/Elizabeth Rife
26. David Hughes/Christine Peterson
27. Warren Koster
28. Susan Johnson (proxy)
29. Jerry/Joyce Kauffman
30. Richard/Leann Katchuk (proxy)
31. Johnathan/Heather Kelly (proxy)
32. Paul/Carlota Klimas (proxy)
33. Ron/Abby Kroesen
34. Joseph/Kathleen Lavine
35. Mike/Susan Lewis
36. Brian/Kathleen Lorch
37. Willy/Denise Lynch (proxy)
38. Phillip Maass
39. Lorna Marchand/David Miller
40. Thomas McWilliams
41. Karol Mehan
42. Ben/Alane Merriman (proxy)
43. Gregg/Mary Beth Minion
44. Scott Nykerk/Megan Talbott
45. Maria/Maria Olesky
46. Mie/Patricia Otte
47. Mike/Charlene Pearman (proxy)
48. Patti-Gasparini (proxy)
49. Maureen/Thomas Piero (proxy)
50. Paul/Linda Ping

51. Gregg/Angela Plummer
52. Michael/Stacey Powell (proxy)
53. Diana Rumsey (proxy)
54. Brenda Rivera (proxy)
55. Travis/Alyssa Schultz
56. Da/Regina Sikora (proxy)
57. Robby Sille/Jean Cottrell
58. Bob/Jan Sweikert
59. Tom/Lynn Dunlop (proxy)
60. Joe/Betsy Tomaswick (proxy)

61. Heidi/Tony Treleven
62. Charles/Karen Trom
63. Brian Trom (proxy)
64. Matthew/Stephanie Vander Zanden
65. Brandon/Patricia Watson
66. Steven Willcut/Jean McArthur
67. Nancy/Keith Williams (proxy)
68. Robert/Angela Worrell
69. Franz/Susi Zedlacher

III. Approval of 2020 Annual Meeting Minutes

Ed made a motion to approve the 2020 Annual Meeting minutes. Patrick seconded the motion, and all were in favor.

IV. Review of Financial Performance and 2022 Budget Ratification

Ed Holub presented financials and reviewed the 2022 Budget which was approved by the Board at their meeting held on October 21, 2021. Assessments for 2022, which are billed on January 1st and July 1st, have increased by 5.4% (or \$81/yr). The annual assessment amount due is \$1,580.00 with the following breakdown: Operations \$669, Roads \$738, Water \$69, and Capital Improvement \$104. There was some discussion regarding increasing assessments each year based on CPI and if that was needed. Some members would like the Board to consider not increasing assessments in 2023, unless needed. Per the governing documents, unless at the meeting a majority of unit owners reject the budget, the budget is ratified. The Budget was ratified with lack of veto.

V. Project Review and Discussion

- a) **Fire Mitigation Work and Grant:** The Association was awarded the FRWRM Grant for up to \$92,925.00 in matching funds to be used towards fire mitigation and forest restoration and has up to 5 years to spend these funds. The Association can spend all of it, some of it, or none of it, and the grant will match funds up to the amount awarded. The Association used part of this grant to hold an HOA funded fire mitigation program. The program was a huge success with 62.5 tons of material chipped/hailed so far. Work on this project is expected to go until mid-December. The work scheduled to remove vegetation and ladder fuels along CMC Road has been completed and the FMC will be discussing projects for 2022 after the new year.
- b) **Design Review Guidelines – review of suggested updates:** Some of the updates are:
 - Requiring a fire mitigation plan prior to construction
 - Use of fire-resistant materials
 - Revising fees and depositsThe Board will be reviewing and discussing these changes presented by the ARC at their next meeting.
- c) **2021 Road Work Recap:** Wood Nymph and Woodruff Roads were chip sealed with 3/8" stone after patching and the upper part of Kingbird was chip sealed with 3/4" stone after significant patching.
- d) **2022 Project Discussion:** projects discussed were:
 - Planting new trees on the berm by the water tank
 - Improve entrance landscaping
 - Construction of new road to water tank
 - Work on maintenance of roadside ditches

VI. Additional Business

- a) **Other**

- Members discussed placing a package box near the mailboxes where the bulletin board is. The Association will work on getting measurements and bids for installing a shed there and the Board will review at a future meeting.
- The entrance side of the gate is not working again. There was some discussion on fixing it, replacing it, or removing the gate entirely. The membership would like to see a survey go out about the gate and what owners would like to see done.

VII. Board Elections (2 position, 2-year terms)

There were three (3) members interested in running for the Board this year: Gregg Plummer, Bob Sweikert, and Brandon Watson. Brandon Watson and Gregg Plummer were elected by the membership, each serving a 2-year term ending in 2023. Other Board members are Patrick Fitzgerald (2022), Greg Boecker (2022), and Heidi Treleven (2022).

VIII. Adjourn

The meeting was adjourned at 8:16 p.m.