

ELK SPRINGS HOMEOWNER ASSOCIATION BUDGET RATIFICATION MEETING

Integrated Mountain Management
1001 Grand Ave
Glenwood Springs, Colorado 81601

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BUDGET RATIFICATION MEETING MINUTES

Monday, November 16, 2020 at 6:00 PM
Via Zoom Conferencing

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 2020 Financial performance
- III. 2021 Budget Ratification
- IV. Adjourn

ELK SPRINGS HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

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ANNUAL MEETING MINUTES

Monday, November 16, 2020 at 6:00 PM
(Immediately following the Budget Ratification Meeting)
Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:06 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. Patrick Fitzgerald
2. John/Myrna Adams (proxy)
3. David/Melanie Badesch (proxy)
4. William/Elizabeth Caris (proxy)
5. Edward Christie/Patricia Maurer
6. Dan/Karen Cutler
7. Joan Davids and Brian Moriarty
8. Barbara Neal
9. Rob and Cheryl Fisher (proxy)
10. Doug/Deb Gurley
11. Gus Paul Fitzgerald/Paul Jean Hayes (proxy)
12. Ed Holub/Elizabeth Rife
13. Willy/Denise Lynch
14. Phillip Maass
15. Mark/Lisa Mansuetti (proxy)
16. Gregg/Mary Beth Minion
17. Gregg/Angela Plummer
18. Jennifer/Michael Potter (proxy)
19. Megan Talbott (proxy)
20. Jennifer/James Mauer
21. Robert/Nicole Schober (proxy)
22. Andrea/Bruce Schober
23. Robert/Jan Sweikert
24. Tom/Lynn Dunlop (proxy)
25. Joe/Betsy Tomaswick
26. Heidi/Tony Treleven
27. Brian Trom (proxy)
28. Charles/Karen Lee Trom
29. Robin Van Norman/ James Vickroy
30. Matthew/Stephanie Vander Zanden
31. Will/Annette Vannice
32. Brandon/Patricia Watson
33. Keith Whitman/Kelly Leo
34. Keith/Nancy Williams (proxy)
35. Franz/Susi Zedlacher (proxy)
36. Greg Boecker
37. Joyce/Jerry Kauffman
38. Janice Koster
39. Olesky Family Trust

- I. **Review of 2020 Financial performance & 2021 Budget Ratification:**
Ed Holub presented financials. 2021 Assessments, which are billed on January 1st and July 1st, are \$1,499.00 with the following breakdown: Operations \$635, Roads \$700, Water \$65, and Capital Improvement \$99. 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.
- II. **Approval of 2019 Annual Meeting Minutes**
Ed made a motion to approve the 2019 Annual Meeting minutes. Brandon seconded the motion, and all were in favor.
- III. **Project Review**
 - a) **Became a FireWise Community:** Members are encouraged to reach out to their insurance providers as they may offer discounts to members living in communities recognized by the FireWise USA program.
 - b) **New Trails Built and Seasonal Closures on trails:** reminder, a seasonal closure is in effect 12/1/2020 – 4/15-2021 on the following areas: COVID 19 Water Tank Trail, Old Ranch Fire Rd (west of KB GB Way), and the South meadow area. See elkspringshoa.com for a map of trails and seasonal closure.
 - c) **Irrigation installed at water tank and new tree planned for 2021**
 - d) **2020 Road Work Recap:** the option of having a Road Committee was brought up. This will be discussed further at a future Board meeting.
 - e) **Tree Removal along Elk Springs Drive**
- IV. **Additional Business**
 - a) **Package Delivery Mailboxes:** the members discussed the idea of placing a package box near the mailboxes where the bulletin board is. The next step is to get in contact with the postmaster to discuss further.
 - b) **Other**
- V. **Board Elections (3 position, 2-year terms):** IMM sent election ballots out electronically via ElectionBuddy to the members in attendance. Votes will be tallied and announced to the members no later than Wednesday, 11/18 at noon.
- VI. **Adjourn**
The meeting was adjourned at 7:09 p.m.