



BOARD MEETING MINUTES

ELK SPRINGS HOMEOWNERS ASSOCIATION

MONDAY, JULY 22, 2024 AT 4:30 PM

1. **Call to Order** the meeting was called to order by Bob Johnson at 4:32 pm.
2. **Verification of a Quorum** a quorum was verified with the following board members present Brandon Watson, Gregg Minion, Ron Kroesen, Greg Boecker, and Don Click. Also in attendance was Amanda Maurer, HOA attorney, Bob Johnson and Haley Markward of Integrated Mountain Management.
3. **Executive Session** Greg Boecker made a motion to go into Executive Session. The motion was seconded by Don Click, and all were in favor. Executive Session began at 4:33 pm.
4. **Return to Open Session** at 5:33 pm.
 - a. **Recap** Brandon Watson provided a brief recap of the executive session:
 - There was discussion regarding legal counsel replacement and an interview to be sent up with a potential attorney.
 - An ongoing violation was discussed and how to resolve it.
 - Board Member Ron Kroesen to investigate the DRGs for verbiage regarding the rebill of increased ARC costs to homeowners.
 - b. **Action from Executive Session**
 - Brandon Watson made a motion for a Board subcommittee to be formed to work on the resolution of the ongoing violation, seconded by Gregg Minion and all were in favor. The subcommittee will consist of Don Click and Gregg Minion.
5. **Homeowners Open Forum**
 - a. Joe Lavine from the Water Committee provided the following update: Improvements are being made on the roads to the water wells. The Water Committee has concerns regarding possible inaccuracies within the Water Reserve amounts. They will work with Don Click as the HOA Treasurer and Karen Frye as the HOA Accountant to address these concerns. ARC charges for water meter readings will be disputed. A hole has developed on Woodruff Road and will be investigated for a leak.
 - b. A homeowner brought forth that there are a couple stop signs that are faded and suggested to replace them. The Board directed IMM to move forward with this.
6. **Approval of Prior Meeting Minutes** The prior meeting minutes were reviewed, and a motion was made by Brandon Watson, seconded by Gregg Minion to approve the meeting minutes. Ron Kroesen abstained from the vote, all others were in favor, the motion carried.
7. **Discussion and Action Items:**
 - a. **Conflict of Interest Policy Discussion** It was unanimously agreed that the policy does not need to be revised at this time.
 - b. **Gate Update and Review** The gate equipment has been ordered and Bailey's Garage is scheduled for August 9th for installation. Brandon Watson made a motion that the HOA will provide 2 remotes to each household, any extras will be the cost of the homeowners at \$60 per remote, seconded by Ron Kroesen. We discussed having the September Board meeting in person as an opportunity for



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homeowners to pick up remotes along with stopping by the IMM office in Glenwood

- c. **Abandon Easement** The HOA has no need for the access easement on lot 68 in filing 5 phase 2. The Board unanimously agreed on an MOU to end the easement where the chip seal ends. This will be drafted once the HOA has hired a new attorney.
- d. **Define Screened from View** Brandon Watson put together a rough draft to define 'screened from view' and shared this with the board and those present. The next step would be for the ARC to review and provide feedback on the suggestions.
- e. **Road Weight Restriction** The chair of the Roads Committee and Board Member, Ron Kroesen, is in favor of moving the weight restriction date further out to protect the roads from a wet spring with the idea that we can move that date earlier if we have a dryer spring. Other Board members understand the need to protect the roads but do not want to restrict construction more than it already is unless suggested by an engineer report. This has been tabled.
- f. **Spring Valley Update** Gregg Minion reported that we are waiting for a 30-day notice from the Planning Commission for their public meeting. SGM continues to work on the water court case opposition and PUD opposition to include information concerning the dangers to the aquifer. These reports should be ready soon. Any homeowner may visit <https://springvalleycoalition.com/> to get involved or find more information about the opposition against the Spring Valley Development.

8. Additional Business

- a. **Schedule Next Meeting** Monday, August 19, 4:30 pm via Zoom.
- b. **Committee Reports**
 - o Trails Committee is to appoint their new chair and inform the Board.

9. Adjourn at 7:36 pm

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

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