

Elk Springs Homeowners Association, Inc.

Minutes of the HOA Members Meeting

April 10, 2017

A special meeting of the Elk Springs Homeowners was held on April 10, 2017 in the Recker Room of the Spring Valley campus of Colorado Mountain College. The Agenda for the meeting, that was distributed in advance of the meeting, is attached to and made a part of these meeting minutes.

Evelyn Cole, President called the meeting to order at 6:30 pm. and conducted a roll call of the Members present and entitled to vote on the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elk Springs and the Amended and Restated Articles of Incorporation of Elk Springs Homeowners Association, Inc. It was determined that a quorum was present either in person or by proxy.

The results of the voting are as follows:

Approval of Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elk Springs

Total votes cast for approval	Total votes cast against approval	Percentage needed to approve	Percentage approved
347	1	329	84.4%

Approval of Amended and Restated Articles of Incorporation of Elk Springs Homeowners Association, Inc.

Total votes cast for approval	Total votes cast against approval	Percentage needed to approve	Percentage approved
347	1	329	84.4%

During the process of voting on the Declaration, several homeowners raised concern regarding Section 3.8 which limits the number of dogs to no more than one in certain filings within Elk Springs and asked whether this can be changed since it has an impact on lot and existing home sales. In a Question and Answer document circulated by the Board in April, the Board indicated the following:

The HOA Board agrees with you that this has an impact on lot and existing home sales and has been discussing this matter since December. Since the dog restriction is part of the Plat Notes on each survey and part of the original Declaration and supplemental declarations, the HOA will need to submit an application for plat amendments to Garfield County. In addition, each plat will need to be amended, certified by a licensed surveyor and filed with the County. The legal and licensed

surveyor costs are estimated around \$10,000. The HOA Board is committed to begin this process as soon as possible.

Several Members raised questions as to why the HOA would be using its funds to amend plat surveys in order to allow some homeowners to have two dogs residing on their unit. The Board will take this under advisement and perform necessary research on cost and impact on lot and home sales before proceeding.

There being no further business, the Member meeting was adjourned at 7:00 pm.

I certify that the foregoing is a true and correct copy of the minutes of the Elk Springs Homeowners meeting.

/s/ Brandon Watson

May 8, 2017

Brandon Watson, Secretary

Date

Elk Springs Homeowners Association, Inc.
Joint Member and Board of Directors Meeting
April 10, 2017
Spring Valley Campus of Colorado Mountain College
6:30 pm

AGENDA – Meeting of the Membership of the Elk Springs Homeowners Association, Inc.

- A. Call to Order
- B. Vote on Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elk Springs *
- C. Vote on Amended and Restated Articles of Incorporation of Elk Springs Homeowners Association, Inc. *
- D. Old Business
- E. New Business
- F. Meeting Adjournment

AGENDA – Meeting of the Board of Directors of Elk Springs Homeowners Association, Inc.

- A. Call to Order
- B. Approval of Minutes of February 13, 2017 Board of Directors Meeting # – Brandon Watson
- C. Operations Update – Gary McElwee
 - i. Snow Plowing
 - ii. Gate operation
 - iii. Road maintenance
 - iv. Water
 - v. Fireboxes
 - vi. Spring cleanup
 - vii. Other matters
- D. Financial Update – Georgia Boyd
 - i. Review of January financial statements #
 - ii. Status of December 31, 2016 Audit
 - iii. Other matters
- E. Membership Communication and Notification – Mary Beth
- F. Committee Reports

- i. ARC
 - ii. Rules
- G. New Business
 - i. Approval of Second and Amended and Restated Bylaws of Elk Springs Homeowners Association, Inc. #
 - ii. Update of other governing documents
 - iii. Next meeting scheduled for May 8th, 2017, consider moving to June 2017
 - vi. Other
- H. Executive Session – discuss legal matters
- I. Adjournment

* Denotes items requiring a vote by the Members

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