

**ELK SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**October 20, 2008**  
**Homeowners Meeting**

The meeting was held at the Mason and Morse office in Carbondale, CO. Gary McElwee called the meeting to order at 7:02 p.m. In attendance: Tom Neal, Gary McElwee, Tiffany Singleton, Charlie Lueders, Yalonda Long, Carl and Becky Ciani, Scott and Mandy Gauldin, Bob Anderson, Pete Toborek, Scott Nykerk, Buzz and Jen Quaco, John and Myrna Adams, Ajka and Bill Wallace, Ruth and Jim Barnes, Kathy Morary, Frank and Cathy Harrington, Rocky Basler, Carl Meitler, Lori Butler, Paul and Carlota Klimas, Phil Maass, Steve Smith, Patsy and David Steele, Sue Drinker and Dick Durrance, Georgia Boyd, Suzie Jacobsen, Brandon Watson and Diana and Bronson Rumsey.

1) **Minutes**

The April 21, 2008 minutes were approved with no discussion.

2) **Accounting Matters**

There were no questions regarding the Balance Sheet.

3) **Presentation by Jim Rathell with R&K Prebuilt Housing Technologies**

Currently, the Elk Springs covenants state that modular homes are prohibited in the subdivision. Gary reminded everyone that the Architectural Review Committee follows the covenants.

Jim Rathell was invited to the meeting to speak about prebuilt housing and to give an overview of modular construction for information purposes only.

Jim stated that a person hires their own architect to design their own home and has it built in a factory under weather-controlled conditions. A customer can also work with R & K's architect to design a home. R & K does not offer a catalog for customers. Everything R & K has built and has had delivered to the western slope has been custom designed.

Modular homes now offer more options on items such as electrical, plumbing, siding, cabinets, paint, etc. or none of the above and the home can come as empty boxes with everything to be completed on site. The customer can hire their own subcontractors to finish the home and be their own general contractor, or they can have R & K hire the subcontractors.

Jim stated that the reasons a person would choose to build a modular home rather than a home on site would be for a 20% cost savings, speed of process (6.5 weeks from start of house to delivery on site), and the savings of the wear and tear on a road used for construction vehicles.

The pre-built boxes are delivered to the site by semi-trucks and then are moved into position by crane. On a heavily treed lot, some trees might need to be trimmed and/or cut down so the crane could lift the boxes and set the house in place.

The on-site portion of the modular home process would include all foundation work, masonry work and the building of decks and porches.

Gary mentioned to the meeting attendees that when the agenda for this meeting was sent out, the office received several phone calls from residents and lot owners of Elk Springs expressing their concern about allowing modular homes in the subdivision and the office even received a letter, which Gary read at the meeting, from an Elk Springs resident who had previous negative experience with a modular home being built in the subdivision they used to live in, Aspen Glen.

Gary has had a conversation with a local appraiser and asked him if modular homes are appraised the same as onsite, stick built houses. The appraiser said that when he goes to a home to appraise it, he does not know if it is a modular or if it has been stick built, therefore, he appraises them the same. Yalonda Long, with Mason and Morse, mentioned that it does have to be disclosed whether a home is prefabricated or modular construction when listed in the MLS.

**4) Old Business**

Entry Gate:

Residents expressed that they are pleased with the way the entry gate looks and the way it works.

We have noticed some residents are opening the entrance side of the gate allowing construction vehicles to enter the subdivision before 7:00 a.m. Please do not open the gates for construction traffic before 7 a.m. on weekdays or before 9 a.m. on Saturdays. Construction vehicles are only allowed in the subdivision while the gates are open.

One resident expressed concern for the exit gate in the winter when the roads are icy. All residents, guests and construction traffic need to be reminded to keep their speed at 25 miles per hour or less in the subdivision.

The question was asked if there has been any more consideration for gate opening codes to be given out to residents. There was never any consideration to give out codes to the residents of Elk Springs because the gate company recommended that codes not be allowed due to the fact that they would defeat the purpose of security by allowing non-residents access to Elk Springs without permission. The gate company said that assigning clickers would better limit access into the subdivision to residents and lot owners only.

Exit sign at mailbox area:

Charlie has installed a new exit sign at the mailbox area as the previous sign was ripped out of the ground. The new sign has been set in concrete.

Red Canyon Water Management Agreement:

The management agreement between Red Canyon Water Company and Elk Springs LLC was scheduled to expire on December 31<sup>st</sup>, 2007. This

agreement is now set to continue on a year to year basis until either party notifies the other.

Red Canyon Water Company serves Elk Springs, Pinyon Mesa Development, Auburn Ridge Apartments, a seven-acre parcel adjacent to Auburn Ridge Apartments and has water allocated to the Kindall Ranch. A resident asked if there had been more chlorine put in the water recently. Gary answered no and said that Scott Leslie of Environmental Process Control monitors the water quality/purity in Elk Springs.

Architectural Review Committee and Rules and Regulations Committee: Gary mentioned that at this time, there are 17 residents in the subdivision who were recently sent a letter asking that they shield their electric meters from view. The Committees are asking that these residents plant sage bushes 3 to 4 feet tall. It also may be necessary to paint the meters an earth tone color as they are currently gray.

These committees will be walking or driving around in the next few months looking at exterior lighting, white rocks that have not been painted and meter boxes that have not been shielded from view. Letters will be sent to those in violation. Please take care of these issues before letters have to be written.

#### 5) **New Business**

Snow plowing of driveways:

There are no services known to the office at this time willing to plow individual resident driveways. The company that services Elk Springs currently is only able to maintain the main roads of Elk Springs and will not be servicing any driveways this winter. Please check the Elk Springs website forum section as some residents may be posting driveway plowing leads.

Stucco on houses in Elk Springs:

Currently, the ARC allows no more than 25% of the total exterior square footage of a home to be stucco. All exterior stucco has to be natural earth tone colors, cannot be light white colors and must be approved by the ARC. This rule was put in place because the developer does not want to see southwestern stucco style homes and instead wants to see mountain style architecture using wood, stone, etc.

There is no minimum or maximum number of square footage when it comes to cultured stone or natural stone material.

As there was no further business, the meeting was adjourned at 8:11 p.m.