

**ELK SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**April 18, 2011**  
**Homeowners Meeting**

The meeting was held at the Mason and Morse office in Carbondale, CO. Gary McElwee called the meeting to order at 7:00 p.m. In attendance: Gary McElwee, Tiffany Singleton, Ray Sauvey, Tom Neal, Becky Ciani, Bob Anderson, Ajka and Bill Wallace, Warren Koster, Barb McElwee, Scott Nykerk, David Anselmo and Patsy Steele, Sue Drinker and Dick Durrance, Ron and Abbie Kroesen, Hans and Gayla Raaflaub, Georgia and Jack Boyd, Matt Cox, Lisa Wuerker, Jay and Suzie Jacobsen and Adam Sahnaw.

**1) Introduction of Board of Directors:**

The current members of the Board are: Tom Neal, Gary McElwee, Matt Cox, Jack Boyd and Lisa Wuerker.

Each new board member gave a brief introduction of themselves.

**2) Approval of the October 18, 2010 minutes:**

The minutes were approved as written with no discussion.

**3) Guest Speaker for the EONE Sewer System:**

Gary introduced Steve Hansen, the president of Ambiente H2O Inc., (AHI).

AHI was appointed the exclusive distributor of EONE products in Colorado since Sept. 2008.

Steve spoke about the construction, the warranty and the installation of the EONE system and emphasized the importance of proper installation of the system. Steve suggested that buyers should compare his price to the local vendor of the systems' price. Steve offered to perform a free inspection for anyone in the Elk Springs Subdivision who requests it. The HOA office will coordinate and schedule these free inspections.

**4) Larry Green update on new documents/Board of Directors**

The Elk Springs HOA office has sent out the red-lined version of the Bylaws. The HOA office will also send out red-lined Amended and Restated Declaration of Covenants. There was general discussion of these documents. The homeowners present at the meeting were reminded that the current Elk Springs Bylaws require a vote of 80% or greater of all eligible voters of the HOA in order to change the Bylaws.

**5) New Business:**

There will be a Garfield County Commissioners meeting on May 16th beginning at 1:15 p.m. at the County Commissioners Building located at 108, 8th St., Glenwood Springs, CO, for discussion and ruling on Lot 1, Filing 1, application to amend the Los Amigos Ranch PUD to allow for a sober house (re-zoning).

Homeowners will notice road crews working on the roads in Elk Springs for road repairs this spring and summer.

As of the date of the HOA meeting, there are 14 homeowners who have not paid their 1<sup>st</sup> half of their HOA dues for 2011. Liens will be filed on these properties if they have not paid by June 30<sup>th</sup>, 2011.

The Rules and Regulations Committee will be conducting a spring walk around the subdivision in order to take note of any violations that can be seen from the road. Lot owners in violation will receive notice from the Committee. It was also noted that anyone may communicate with the HOA office regarding issues not visible from the road.

Tiffany will contact V.I.P. Trash Services and Garfield County landfill to ask them about a special spring trash pick-up program. She will then send out an e-mail to all homeowners letting them know her findings.

There was discussion regarding the importance of and requirement to pick up pet waste when walking them as well as the importance of properly closing trash bins on trash collection days.

The scheduled guest speaker at the October 2011 Homeowners meeting will be the CEO of CMC. He will present and discuss new developments on the CMC Spring Valley Campus.

The meeting was adjourned at 9:08 p.m.