

**THE ELKSTONE OWNERS ASSOCIATION, INC.  
MINUTES OF SPECIAL BOARD MEETING**

Friday, October 26, 2012

10:00 a.m. Mountain Time Via Teleconference

**1. Roll call and determination of quorum.**

All Board Members were present: Dan Dockray, Nick Bell and Lee Hooper

Other Attendees: Nicole Pieterse of Russell & Pieterse, LLC, legal counsel for Elkstone Owners Association, Inc., Doug Tueller of Tueller & Associates, P.C., legal counsel for Sterling Trust, and Monique Bensett of Tueller & Associates, P.C., as recording Secretary.

Nicole Pieterse convened the meeting at 10:21 a.m. Mountain Time. Proof of quorum was reviewed and established.

**2. Review/approval of status and proposed steps for dealing with General Common Element snowmelt system and utilities facilities** (including attached proposed letter to Trail's Edge Condominium Owners Association and Trail's Edge at Double Cabins Owners Association Inc. regarding the Utilities Facilities Easement (the "**Utilities Easement Letter**").

The Board discussed the following matters:

1. The lack of authorization for use of utility easement area by the Trail's Edge Condominiums (built on Lot 600BR-12 of the Trail's Edge Community). Note, the Trail's Edge Community encompasses Lots 600BR 1-12.

2. Issues associated with the snowmelt construction, maintenance and extensions of the snowmelt system between the Elkstone Community and the Trail's Edge Community.

In that connection, Lee Hooper made a motion to authorize and direct (i) Nicole Pieterse and Doug Tueller to prepare a "predecessor" letter to the proposed Utilities Easement Letter; (ii) Nicole Pieterse and Doug Tueller to revise the proposed Utilities Easement Letter; (iii) Nicole Pieterse and Doug Tueller to prepare a "matrix", which shall include all matters at issue between the Elkstone and the Trail's Edge Communities; and (iv) Sterling Trust to contact Strum Financial to open discussions regarding utilities and snowmelt issues between the communities. The motion was seconded by Nick Ball and unanimously approved by the Board.

**3. Discussion of proposed 2012 and 2013 budget matters and setting of 2012 Annual Owners and Board Meetings.**

The Board discussed the annual meeting and budget matters.

In that connection, Nick Ball made a motion to approve the November 8, 2012 Owners and Board Meetings notice and agenda as presented. The motion was seconded by Dan Dockray and unanimously approved by the Board.

**4. Old Business.**

None.

**5. New Business.**

None.

**6. Adjournment of Meeting.**

Lee Hooper made a motion to adjourn the meeting. The motion was seconded by Dan Dockray. The meeting was adjourned by unanimous vote at 11:52 a.m. Mountain Time.

APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary