

Minutes to the Special Board Meeting  
Friday, June 1, 2012  
10:00 a.m.

The special board meeting was held on Friday, June 1, 2012 via teleconference.

1. **Roll Call and determination of quorum.** Nick Ball and Dan Dockray were present by teleconference, and a quorum was deemed present. Also: Judi Balkind, Elkstone HOA Manager and Barbie Ross, owner of Townhome unit #2 were present.
2. **Nomination and appointment of a new board member, Lee Hooper, to fill board vacancy left by Wally Hultin.**

Dan Dockray made a motion to elect Lee Hooper to the board of the Elkstone Owners Association. Nick Ball seconded the nomination. The vote was unanimous and Lee Hooper was voted to the board.

**3. Review/Adoption/Ratification Budgets for 2012 for the Community's General Common Element (CGE), Elkstone Townhome and Elkstone 21 budget for the period from January 1, 2012 through December 31 2012.** The budget will be reviewed by the new board and presented at the annual meeting.

**4. Set a date for the Annual HOA meeting.** Discussion ensued regarding a date for the annual meeting. Judi noted to the board the notices must be sent by USPS at least 10 days in advance – email is not acceptable in accordance with the declarations for the Elkstone Owners Association. The annual meeting is proposed to be held on Wednesday, July 18<sup>th</sup>, 2012 at 4:00 PM MST – the meeting will be held at the conference room of Elkstone 21. The budgets for the Townhomes, GCE and Elkstone 21 will be reviewed by the board and sent to all of the owners.

**5. Odor from the sewer line.** Chris Hazen, Terra Firm – a local ecologist – has been working on the odor issues at Elkstone 21. Chris Hazen will submit a report by July 1 2012 with options to try and control the odor problems.

**6. Water Restrictions set by the Town of Mountain Village.** It was noted to the members the Town of Mountain Village will be imposing water restrictions beginning June 1 2012. The restrictions will only allow watering for one hour per day, three days per week. However, the town is reviewing the restrictions and we should know in the next week if the restrictions will be loosened.

**7. Other.**

-It was noted to the board, the exterior of the windows and removal of cobwebs on the townhomes are scheduled for June 5 – 6<sup>th</sup>.

- Tom Mussleman, owner of townhome Unit #6 asked if the decks were going to be repaired by the Homeowners Association. According to the Declarations, the decks are limited common elements and the responsibility for the repairs and upkeep is at the owners' cost. However, the owners could agree to have the HOA incur the cost and reimburse the HOA. This will be discussed at the annual meeting.

- Landscaping – discussion ensued regarding additional landscaping to the driveway entrance as well as repairs to the townhome units. This may need to be addressed next year if the water restrictions continue.

- Ski access – this an issue for the townhome owners – there may be a need for legal advice and a look at the title commitment.

8. Adjournment. Motion made to adjourn the meeting.

Respectfully submitted,

\_\_\_\_\_  
//jb//  
By: Jarmik Property Manager  
Judi Balkind, Elkstone HOA Manager