

Minutes to the Special Board Meeting  
Monday, April 09, 2012  
10:30 a.m.

The special board meeting was held on Monday, April 9, 2012 via teleconference.

1. **Roll Call and determination of quorum.** Nick Ball and Wally Hultin were present by teleconference, all directors were in attendance and a quorum was deemed present.
2. **Election of a new board member to replace Mark Kline's vacancy.**

Wally Hultin noted Sterling Capital, LLC. owns the note. Therefore, Wally Hultin is the designated representative as receiver for the property. Mark resigned from the board and no longer has any arrangement that would qualify him to be the designated representative or to select another designated representative. As court appointed receiver, I nominate Dan Dockray to the board. Nick Ball seconded the nomination. The vote was unanimous and Dan Dockray 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.** Wally Hultin will check with new owner – Sterling Capital, LLC and inform Judi Balkind of the status.

**4. Set a date for the Annual HOA meeting.** Wally Hultin will check with the new owner for the timing of the meeting and inform Judi Balkind.

**5. Odor from the sewer line.** Wally Hultin met with Chris Hazen, Terra Firm – a local ecologist - last week at Elkstone 21. Chris Hazen is obtaining additional water samples and will be sending them to the state labs for analysis. Chris will work with the state's public health and environment's department and make sure the HOA is complying with the departments' requirement. It was noted that when the soils are disturbed they release a sulfur odor that gets in the water. It is a problem for a while but then eventually dissipates. There have been other complexes in the Mountain Village i.e. Hotel Madeline that have had the same issues.

6. Adjournment. Motion made to adjourn the meeting.

Respectfully submitted,

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By: Jarmik Property Manager  
Judi Balkind, Elkstone HOA Manager