

**GRAND ELK OWNERS ASSOCIATION (OA)  
BOARD OF DIRECTORS MEETING MINUTES  
FINAL**

**HELD AT:** RMG office, Granby and via Zoom

**I. CALL TO ORDER:** Mrs. Wood, President, called the meeting to order at 10:12a.m. with the following present:

Directors:	Lisa Wood	President
	Nate Burns	Vice President
	Sandy Vanderploeg	Treasurer
	Michael Palmer	Secretary
	David Janitor	Board member at large
RMG Representatives:	Alex Kale	RMG Director of Assoc. Management
Club staff:	Larry Burks	General Manager
Guests/Owners:	Dana Hall	Short Term Rental Committee chair
Recording Secretary:	Alex Kale	

**II. APPROVAL OF AGENDA:** The meeting agenda was approved.

**III. APPROVAL OF MEETING MINUTES:**

**MOTION:** Mr. Burns moved, seconded by Mr. Janitor, to approve the November 29, 2022 minutes as written. Motion passed unanimously.

**IV. FINANCIAL REPORT:**

A. Finance Committee report: Mrs. Wood reported that the Finance Committee reviewed the November financials. The net operating income is \$111,363 on a budget of (\$62,292) for a positive variance \$173,654. There is still a pending adjustment to the balance sheet on the interco balances that will be completed in the December financials.

Discussion about a DRB compliance deposit request that was sent to CFI to reimburse. However, CFI does not yet have access to the Wells Fargo DRB deposits bank account.

**ACTION ITEM:** The DRB refund request for Michael Palmer's compliance deposit refund will be paid by RMG so it can be paid out of the Wells Fargo DRB account. RMG is working to do the final reconciliation of the DRB account in order to turn that over to CFI.

**V. COMMITTEE REPORTS:**

A. Renew all Committee members: the DRB and Social Committee submitted their nominations.

**ACTION ITEM:** Mrs. Wood will remind Committee chairs to provide their charter and to submit their meeting minutes to RMG.

**MOTION:** Mrs. Vanderploeg moved, seconded by Mr. Janitor, to approve Dawn Murray to the Social Committee. Motion passed unanimously.

**MOTION:** Mrs. Vanderploeg moved, seconded by Mr. Burns, to approve Nancy Young, Patti Morrow, Karen Buckheit, Natalie Maes, Sallie Tippie, Natalie Schaberg, Lynda Sneddon, Pam Press and Sandy Vanderploeg to the Social Committee. Motion passed unanimously.

**MOTION:** Mr. Janitor moved, seconded by Mr. Burns, to renew Kelly Mordini and Jim Vanderploeg to the DRB. Motion passed unanimously.

B. Ratify Committee Assignments:

**MOTION:** Mrs. Vanderploeg moved, seconded by Mr. Janitor, to ratify the appointment of Joni Sugimura and Cliff Larson to the DRB approved via email January 13, 2023. Motion passed unanimously.

C. Design Review Board:

- a. Mr. Janitor reported that the High Country Development asked to see the association drainage study report.

**ACTION ITEM:** The board approved sharing the Village at Buckhorn Drainage Analysis report from June 2022.

- b. Planned process for CFI deposits/refunds: RMG and CFI are working through this process.
- c. DRB deposit account: discussed above.
- d. RMG site inspection process: briefly discussed. Will continue the discussion at the February meeting, including possible deposits to be provided by builders from which any fines can be deducted.

**ACTION ITEM:** Mrs. Wood will review the option of requesting deposits from builders with Altitude Law.

- D. Short Term Rental: Dana Hall reported on the work of the Committee. Owners are required to register with the HOA prior to receiving their annual permit from the Town of Granby. Mrs. Wood reported ongoing issues with STR's on Elk Track Circle and asked how the process for violations work. Violations can be reported to RMG but in most cases reporting violations to the Code Enforcement Officer in the Town of Granby is a better route, especially on parking violations on the public roads and noise violations.

**ACTION ITEM:** Dana Hall will write an article for the next newsletter on STR registration requirements, the violation reporting process, and the Good Neighbor document.

Dana Hall needs additional volunteers for the Committee. Once applications are received, the GEOA Board of Directors will need to approve the applications.

- E. Strategic Planning: Mrs. Wood is reaching out to some owners to join the committee.
- F. Social Committee: Mrs. Vanderploeg reported that the 2023 budget allotment is lower than the actual 2022 amount they spent.

**ACTION ITEM:** The Social Committee will be asked to provide a 2023 budget to the board members for approval.

- G. Landscape Committee: Mr. Burks is working to acquire the Grand Elk logo sign on the old sales building on Highway 40. It may cost up to \$300 to acquire the sign and the board authorized the purchase. The new sign and structure are ready and will be installed at the Clubhouse in the spring. Mr. Janitor reported that the volunteer efforts on this Committee have dwindled over the past few years. Discussion of incentives to attract volunteers.
- H. Golf Committee: no update.

## VI. LEGAL MATTERS:

- A. Altitude Law matters/updates: Mrs. Wood provided an update on these matters.
  - 1. GID and Thompson Road: The original estimate for repairs on the Grand Elk Crossing section of Thompson Road was \$1.5 million. The revised estimate is over \$1.8 million. The county has been asked to provide a contribution but there is no information on that yet. The agreement the Town of Granby proposed was for Granby, Dillon Companies and Grand Elk HOA to each pay \$500k, based on the original estimate. It is not clear how the increased cost will be covered. Discussion of other plans, possible coordination with the bike path construction, possible future housing plans on Colorado State land and on Pioneer Drive.
  - 2. Resolution to GEGID board regarding GEOA's position on repaying bond debt: the 2023 System Development Fee (SDF) was reduced to \$500, which was good news for owners. Mrs. Wood provided an update on the recent GID meeting where she shared a report of road maintenance expenses for the past five years. The GID indicated those expenses were not reimbursable due to "untimely submission". The GID asked for a formal resolution from the GEOA Board due to changes in philosophy over the years from different boards. The GEOA Board's approach is to not pay off the GID bond debt early due to the attractive rates.

**MOTION:** Mr. Janitor moved, seconded by Mrs. Vanderploeg, that the Grand Elk Board of Directors resolves that it is the position of the GEOA Board to not take advantage of the first call opportunity in June of 2025 to satisfy the bond debt. Motion passed unanimously.

**ACTION ITEM:** RMG will draft a formal resolution for board signature.

- 3. Snow removal on Eagle Ridge private roads:

**ACTION ITEM:** Mrs. Wood will ask Altitude Law if the HOA should adopt a formal resolution accepting snow plowing responsibility for the private roads in Eagle Ridge and Elk Track Circle.

4. Collection matters: Mrs. Wood provided an update on matters.

**ACTION ITEM:** Mrs. Wood will follow up with Altitude Law on Super Hero Squad. This may require another formal inspection of the home, requiring owner approval.

5. D. Jackson matter: discussion of how much to spend in legal fees to collect the remaining funds.

**ACTION ITEM:** Mrs. Wood will ask Altitude Law about other possible options such as reporting to a credit bureau or filing a lien against her property.

6. C-34: recommendation is to file a lawsuit against owner if he doesn't meet the July 1<sup>st</sup> deadline.

7. Sand Canyon: Altitude Law reported on a revised payment plan proposal.

**MOTION:** Mrs. Vanderploeg moved, seconded Mr. Burns, to approve the payment plan as proposed. Motion passed unanimously.

**ACTION ITEM:** RMG to send an updated ledger to Altitude Law and inform them to send ledger requests to CFI.

## VII. MATTERS FOR BOARD REVIEW, INFORMATION OR DECISION:

### A. Old Business:

1. Community Financials (CFI) transition: RMG is in daily contact with CFI during the transition and assisting on various matters. Discussion of where to post association documents, such as meeting minutes and financials due to the loss of the AppFolio portal.

**ACTION ITEM:** The Board members will review the Grand Elk Living website and consider whether to post documents on CFI, the website or continue to use the AppFolio portal.

RMG recommends keeping the AppFolio software for the property management side of the business, including owner contacts and violation tracking. The expense is \$0.80 per unit, per month, or about \$360/month. The board is in favor of keeping AppFolio but will discuss the expense.

**ACTION ITEM:** Mrs. Wood will discuss the expense with Mike Claney as to whether this should be included in the revised management fee.

2. CIF policy on new owner-build construction: Mrs. Wood shared a proposal on how to calculate the fee. Discussion on using the appraised value at the time of Certificate of Occupancy. Mr. Palmer objected to that calculation and suggested using from the time of

closing of the loan, like closing on a home. Discussion of possible methods and how to retroactively bill this back to April 2020 in a manner that is fair.

**ACTION ITEM:** Mr. Burns will contact Town of Winter Park and Mrs. Vanderploeg will contact Granby Ranch about how they calculate this fee on new home construction.

3. Drainage work/proposal: Alpine Meadows (Tim Koepke) will be soliciting estimates in February.
4. Update on the purchase of 9 Horseshoe Creek lots by the GEOA from GID: Mrs. Wood reported that the GID is now asking for SDF on the platted 36 lots. To avoid those yearly fees, the plat has to be vacated. That cannot happen without the land that is titled under the Horseshoe Creek HOA land. Mrs. Wood has discussed several options with the Horseshoe Creek board of directors, including a possible joint tenancy between GEOA and HC. That would provide the HC owners with some say in possible future use, which is an area of concern of those owners. The board agrees on pursuing the joint tenancy option.

The owner that purchased the open space parcel in the middle of these 9 lots has filed a lawsuit against GEOA and HC apparently trying to solidify his property rights. Altitude Law will reach out to the owner about this matter.

5. High Country Development street lights: this task will remain open until the new developer installs the new street lights.

**B. New Business:**

1. Dillon Companies: reviewed a 2018 agreement between GEOA and Dillon Companies related to snow removal expense from the Grand Elk Crossing section of Thompson Road. The agreement was for only one winter season and only for 10% of the total non-reimbursable expense from the GID. It was confirmed with the plowing vendor that the GEOA is paying for plowing services in that section.

**ACTION ITEM:** This will be added to the legal work and agreement to be drafted regarding road maintenance on this section of road with the goal to have a new agreement whereby the GEOA is not paying the plowing on this section after this winter season.

2. Consider adoption of a rule limiting exterior holiday lights: this will be added to the newsletter as a courtesy reminder to have holiday lights off by mid-January.
3. 1430 Wildhorse Dr driveway built on GEOA land in 2003: The Shenk Surveying estimate is \$1,200 to \$1,400 but Mike Claney is asking Shenk to revisit the quote as they surveyed the pocket park entrances a few years ago.

**ACTION ITEM:** Mrs. Wood will discuss an easement agreement between the GEOA and this owner with Altitude Law.


**VIII. OTHER BUSINESS:** nothing to discuss.

**IX. OWNER FORUM:** nothing to discuss.

**X. NEXT MEETING:** February 28, 2023 at 8:30a.m.

**XI. ADJOURNMENT:** It was moved and seconded to adjourn the meeting at 2:10p.m.





Prepared by:  
Alex Kale

Approved by:   
Michael Palmer, Secretary

<b>Title</b>	GEO OA 1.31.23 Meeting Minutes Final
<b>File name</b>	GEO Jan 31 2023 minutes FINAL.doc
<b>Document ID</b>	c3bdf4d42a9a5e1848053ebb73034e512b2d5e30
<b>Audit trail date format</b>	MM / DD / YYYY
<b>Status</b>	● Signed

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## Document History

 SENT	<b>03 / 13 / 2023</b> 19:48:26 UTC	Sent for signature to Michael Palmer (mpalmer@p2energyservices.com) from haley@rmgwest.com IP: 65.155.81.123
 VIEWED	<b>03 / 13 / 2023</b> 20:55:46 UTC	Viewed by Michael Palmer (mpalmer@p2energyservices.com) IP: 24.8.251.30
 SIGNED	<b>03 / 13 / 2023</b> 21:31:19 UTC	Signed by Michael Palmer (mpalmer@p2energyservices.com) IP: 24.8.251.30
 COMPLETED	<b>03 / 13 / 2023</b> 21:31:19 UTC	The document has been completed.