

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

**DATE:** June 27, 2023

**HELD AT:** RMG office, Granby, CO

**I. CALL TO ORDER:** Mrs. Wood, President, called the meeting to order at 9:55a.m. with the following present:

Directors:	Lisa Wood	President
	Nate Burns	Vice President
	Sandy Vanderploeg	Treasurer
	Michael Palmer	Secretary – VIA ZOOM
	Cliff Larson	Board Member

RMG Representatives:	Mike Claney	President
	Tom Swift	Community Association Manager

Recording Secretary: Tom Swift

**II. EXECUTIVE SESSION:**

**MOTION:** Sandy Vanderploeg moved, seconded by Nathan Burns, to enter executive session at 9:55am to discuss contracts and membership matters. Motion passed unanimously.

**MOTION:** Sandy Vanderploeg moved, seconded by Cliff Larson, to exit executive session at 10:55am. Motion passed unanimously.

**MOTION:** Nathan Burns moved, seconded by Cliff Larson, to approve a management contract rate increase for Resort Management Group as requested through December 31, 2023. Motion passed unanimously.

**ACTION ITEM:** Lisa Wood will contact Altitude Law to request a letter to be sent to the member designate who has been displaying inappropriate behavior at the club.

**III. APPROVAL OF AGENDA & APPROVAL OF MEETING MINUTES:** May 30, 2023

**MOTION:** Nathan Burns moved, seconded by Sandy Vanderploeg, to approve the May 30<sup>th</sup>, 2023 minutes as presented. Motion passed unanimously.

**IV. FINANCIAL REVIEW – TREASURERS UPDATE:** Lisa reviewed the current financials as of April 30, 2023 for the Grand Elk Owners Association. She noted that the financial committee recently met and reviewed the financials to help fine tune and offer suggestions for Community Financials to finalize these financial sets.

**V. LEGAL MATTERS:**

a. Resolution to GEGID board re GEOA’s position on repaying bond debt: This document has been signed.

- b. Resolution to GEOA to define all roads in GE & specific services & maintenance that will be provided by GEOA for those roads including public and private: The Board discussed this resolution on how Grand Elk would like to maintain and define maintenance and repair or replacement of roads within subdivisions. The topic was tabled.
- c. 1430 Wildhorse Dr easement document needed: The Association has not yet received the survey information on this lot necessary to approve an easement for this lot.
- d. Village at Horseshoe Creek Lot Purchase: Update Board Members
  - i. Lot S Purchase: A purchase price of \$5,000 for Lot S in the Village at Horseshoe Creek has been accepted. The seller will pay the SDF and the taxes on the lot.
  - ii. VHC common area land turnover: RMG & the Board are waiting legal help with vacating the plat map for the VHC common area land that was recently jointly acquired with the Village at Horseshoe Creek.
- e. 876 Saddle Ridge Landscaping: The Board reviewed correspondence with legal teams regarding continued violations of landscaping and parking of boats at this property.
- f. 802 Saddle Ridge Circle – Lien Redemption: The board reviewed correspondence with the County Treasurer’s Office regarding taxes owed on a GEOA owned lot at 802 Saddle Ridge Circle. The Board agreed to let this lot sell for back taxes.

**ACTION ITEM:** Mike Claney will call builders in Grand elk to let them know the lot is available through the county.

**ACTION ITEM:** RMG to inquire with Grand County Treasurers office about any other Tax deadlines for GEOA owned lots.

**VI. MATTERS FOR BOARD REVIEW, INFORMATION OR DECISION**

- a. CIF policy on new owner-build construction (Community Investment Fee): the Board did not discuss this topic
- b. Drainage Update - Cliff Larson: Cliff Larson updated the Board on the drainage project at the complex and will continue to work with Tim Koepke on the drainage study. It was noted that the surveyor has not started the project yet.
- c. Update on Eagle Ridge/ GEGID Land: The Board reviewed an email from an owner at Eagle Ridge regarding the landscaping concerns at Eagle Ridge. The Board will continue to work with the developer on landscaping items on Thompson Road side of the Eagle Ridge. A need for a Eagle Ridge advisory board was discussed to help determine what should be requested of the developer for addressing issues on the North side of Eagle Ridge. The Board reviewed DRB requirements for landscaping, Aspens and Blue Spruce will need to be planted as part of the landscaping. Lisa is working with Altitude Law on drafting a letter to the developer regarding the landscaping plan and requirements for Eagle Ridge, including a warranty on the trees planted and hydro-mulching of the bare grounds. Lisa updated the Board on a quote of \$19,000 to install an irrigation system at Eagle Ridge. Discussion regarding how to add water service to the irrigation system at Eagle Ridge. GEOA agrees to pay for the installation and tap fees, but the water service fees will be billed back to owners at eagle ridge through a special use fee.
- d. Speed Bumps & Stop Signs: Sharon Silva and Lisa met with Granby Police Chief Schafer to review speed bumps and or additional stop signs in Grand Elk to slow traffic down. Chief Schafer recommended three-way stop signs be installed at a few locations within Grand Elk. The Board agreed to further explore the possibility of additional stop signs at three locations in Grand Elk and adding a drainage swale near the Village at Horseshoe Creek.

ACTION ITEM: RMG to acquire quote to install drainage swale across Ten Mile Dr near the Village at Horseshoe Creek

- e. Asphalt repairs and crack filling: The Board reviewed a quote for repairing two areas of asphalt repair on Grand elk Roads, one area on Blue Sage and one on Buckhorn Dr. Due to current construction in the area the Board questioned if a temporary fix would be better, until the construction is finished. RMG will complete a temporary asphalt cold patch repair.
- f. Street sweeping: Street sweeping in Grand Elk was completed in June. RMG completed the street sweeping using a rented machine that created less dust, there was still a lot of manual labor involved sweeping out the curbs. Discussion on whether the Town of Granby would be willing to help Grand Elk on street sweeping operations in the future.
- g. Install guardrails over box culverts (2): Mike reviewed two bids for adding steel guard rails over the box culverts along Thompson Rd, the quotes came in at over \$40,000. The Board discussed alternate options to explore including the addition of Buck and Rail fencing over these culvers. RMG will meet with Larry Burks to see if area of buck and rail fence can be added on to a project the club has underway.
- h. Status of streetlights: Mike updated the Board that there are currently four streetlights that are not functioning, and he is working with an electrician to fix the problems.
- i. Board & Senior Staff photos at clubhouse: The Board retouched on the request for board & senior staff photos to be taken and displayed at the clubhouse. This topic will be reviewed at the 2023 Annual Meeting.
- j. Thompson Road Repairs & GEOA Entry Monument: Lisa Wood updated the Board on the repairs on Thompson Rd and regarding the Grand Elk entrance monument. Lisa was able to locate the right of way easement for the entrance monument, and the town acknowledges that the monument is legally located on Thompson Rd and will not be removed during road repairs. She noted that the elk statue that was near HWY 40 and Thompson Rd. Discussion on the potential for CDOT to update the Thompson Rd & HWY 40 intersection in the future.

## VII. COMMITTEES:

- a. Design Review Board
  - i. Builder deposit agreement for site compliance: The Board reviewed a draft of a construction agreement drafted by Altitude Law. The purpose of this agreement is to get a deposit from the builder or GC to hold the builders accountable for site compliance during construction. Mike Claney and Lisa Wood will continue to work with Altitude Law on noted revisions to this document including a fine schedule.
  - ii. Site inspections: RMG has been completing building site inspections throughout Grand Elk weekly and has is send violation letters to owners and builders as we are able.
  - iii. Buckhorn replat: The Board reviewed an updated plat map that was presented by High Country Development relating to the Buckhorn Development. The Board discussed the presented plat map as amended and noted the wetlands listed on the plat map. The Board discussed this proposed replat and noted that while they have no problem with the presented revision, due to the wetlands, the Town of Granby should make official of the Plat map first.
  - iv. 170 Buckhorn Cir Amendment: The Board reviewed a DRB resubmission for 170 Buckhorn Cir with amended roof lines and noted that they had no concerns with the plans that were submitted.

- b. Short Term Rental – Lisa reviewed issues with short term rentals that have been occurring in Elk Track Village. It was noted that forms on the website GrandElkLiving.com have been recently been updated and added to allow owners to fill out a complaint form and submit it with RMG and the Town of Granby.
- c. Strategic Planning – This Committee was not discussed
- d. Social Committee – Please see the website GrandElkLiving.com for social committee events.
- e. Landscaping Committee – The monument project is currently on hold as the contractor ran out of materials. The monuments that have been completed look great and work will continue as materials arrive, a few monuments will need to wait for the Thompson Rd project to be completed. Multiple large boulders have been relocated from Thompson and Hwy 40 and have been placed throughout the neighborhood.
- f. Golf Committee: This Committee was not discussed.

**VIII. OWNER FORUM:** No owners were present.

**IX. CONFIRM ANNUAL MEETING:** The Annual meeting for 2023 has been set for Saturday, September 16, 2023 at 10:00 AM at River Run/Sun Outdoors.

**X. CONFIRM NEXT BOD MEETING:** Tuesday, July 25, 2023 at 8:30 AM

**XI. ADJOURNMENT:** It was moved by Nathan Burns and seconded by Cliff Larson to adjourn the meeting at 1:20 p.m.

Prepared by:  
Tom Swift

Approved by:   
Michael Palmer, Secretary

<b>Title</b>	GEO 6.27.23 Meeting Minutes
<b>File name</b>	GEO June 27 2023 ...eed Signature.pdf
<b>Document ID</b>	5a7af92db77211265b2fd3eee32ffb281a75fb0d
<b>Audit trail date format</b>	MM / DD / YYYY
<b>Status</b>	● Signed

## Document History



SENT

**08 / 15 / 2023**

12:45:49 UTC

Sent for signature to Michael Palmer

(mpalmer@p2energyservices.com) from haley@rmgwest.com

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VIEWED

**08 / 15 / 2023**

17:38:13 UTC

Viewed by Michael Palmer (mpalmer@p2energyservices.com)

IP: 38.116.144.240



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**08 / 15 / 2023**

17:38:26 UTC

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17:38:26 UTC

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