

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

DATE: May 30, 2023

HELD AT: RMG office, Granby, CO

I. CALL TO ORDER: Mrs. Wood, President, called the meeting to order at 9:57a.m. with the following present:

Directors:	Lisa Wood	President
	Nate Burns	Vice President
	Sandy Vanderploeg	Treasurer
	Michael Palmer	Secretary
	Cliff Larson	Board Member
RMG Representatives:	Mike Claney	President
	Tom Swift	Community Association Manager
Guests/Owners:	Kelly Mordini	Grand Elk Design Review Board
	Tim Koepke	Alpine Meadows Design
	Sharon Silva	Town of Granby Trustee
	Erik Stensrud	High Country Development
	Matt Edney	High Country Development
	Rob Ryan	High Country Development
	Walter McGill	Four Points Engineering
	Heather Houston	Birch Ecology

Recording Secretary: Tom Swift

II. APPROVAL OF AGENDA & APPROVAL OF MEETING MINUTES: The meeting agenda was approved.

MOTION: Nathan Burns moved, seconded by Sandy Vanderploeg, to approve the April 25th, 2023 minutes as amended. Motion passed unanimously.

III. FINANCIAL REPORT:

A. Finance Committee Report: Lisa Wood reviewed the transition with Community Financials and reviewed the March 2023 financials as presented by Community Financials. The Finance Committee will meet with Community Financials to review and make corrections to the presented financials. It was noted that Larry Burks & RMG need view access to the entire financial including a full list of GL codes used by Community Financials. The Board noted that they need to get the depreciation schedule for GEM up to date and current.

ACTION ITEM: RMG to present financials from Salomon from 2020-2021 to the finance committee for the Grand Elk Club payroll tax credits.

ACTION ITEM: Finance committee to meet with Community Financials to review the formats for financials and some errors noted on the current financial reports.

IV. LEGAL MATTERS:

A. Altitude Law Matters

- i. Resolution to GEGID board re GEOA's position on repaying bond debt: The Board reviewed a resolution to the GEGID regarding repaying bond dept. No action was taken.
- ii. 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 did not discuss this topic.
- iii. 1430 Wildhorse Dr easement document: The board did not discuss this topic.
- iv. Builder Deposit Agreement: Lisa updated the Board that Altitude Law is drafting a resolution to charge builder deposits to keep builders accountable for site compliance.
- v. Village at Horseshoe Creek Lot Purchase: Tom Swift updated the Board that the vote of the homeowners at the Village at Horseshoe Creek is complete and has been approved. Lisa Wood and the Village at Horseshoe Creek Board will work in conjunction with Altitude Law to finalize this common area purchase as tenants in common.
- vi. Lot S Negotiations: Lisa reviewed an offer to purchase Lot S in the village at Horseshoe Creek and noted a previous offer to purchase this lot was rejected and the owner presented a counteroffer for the Board to consider.

MOTION: Nathan Burns moved, seconded by Sandy Vanderploeg, to approve an offer of \$5,000 less the SDF Fee for the purchase of Lot S at Village at Horseshoe Creek. Motion passed unanimously.

- vii. Holdampf: Lisa Wood reviewed that a signed acknowledgement relating to HOA club access and member responsibilities from this lot has been received and club membership rights have been reinstated.
- viii. Sand Canyon Capital: Board reviewed the account for Sand Canyon Capital and noted that that this account should continue with the collection's proceedings.

V. MATTERS FOR BOARD REVIEW, INFORMATION OR DECISION:

A. Old Business:

- i. CIF (Community Investment Fee) policy on new owner-build construction: The Board discussed the Community Investment fee and how other entities are billing such a fee to owner – built construction.

ACTION ITEM: Lisa Wood will contact Granby Ranch, the Town of Winter Park and Land Title Company regarding what these entities are doing in relation to transfer tax in their respective areas.

- ii. Drainage work – Scope of work and quotes: Tim Koepke reviewed a bid received by Rocky Ridge Civil Engineering to complete the engineering work on the drainage study project. It was noted that there is only one bidding party for this project. Tim Koepke noted that the contractor can begin once the Board approves this bid.

MOTION: Sandy Vanderploeg moved, seconded by Cliff Larson, to approve the drainage proposal from Rocky Ridge Civil Engineering as presented for \$48,100. Unanimously approved.

- i. Culvert Cleanout: Tim Koepke will be reviewing the culvert cleanout needs and will make recommendations to the Board regarding necessary culvert cleanouts once inspections are complete.
- ii. Big Thompson Road Repairs: Sharon Silva reviewed that the work on the Big Thompson Road repairs by the Grand Elk Entrance and City Market will begin on June 5th. Sharon noted that the water main runs directly below the center of Big Thompson Road and will be relocated during this road replacement project. It was noted that the Grand Elk Sign and the monument will need to be moved during this project as these are both located in areas that will be dug up during the water main movement. Discussion relating to how to handle the center monument islands and where to store the materials and current easements held on the monument.

ACTION ITEM: RMG to assess what it would take to remove everything from the center island and move the Grand Elk Statue.

- iii. Revisit speed bumps: The Board reopened the discussion of speed bumps and concerns with drivers driving too quickly on Big Thompson and Ten Mile drive. Current speed bumps were rated for speeds of 5 mph and the then Chief of Police had stated the speed bumps were too tall for the traffic and speed limit. Lisa will discuss with the current police chief regarding the speed bumps and what styles are allowed to be installed.
- i. Eagle Ridge Landscaping: Lisa Wood reviewed discussions with Eagle Ridge Homeowners and Royal Oak Development regarding landscaping at Eagle Ridge. A preliminary landscaping design plan was reviewed which places tree cluster between buildings with bushes and boulders in front of buildings. The Board reviewed a letter drafted by Altitude Law relating to landscaping, planting responsibilities and maintenance and noted this letter should be updated to include language to bill the tap fee to the developer. The Board reviewed a bid to install an irrigation system and discussed potential for the GID to split the cost of the irrigation system with the Grand Elk Owners Association. Discussion relating to requiring a fiduciary contract with Royal Oak Development signifying a set date and that the account must be fully funded by a certain date. Discussion relating to options on how to bill owners of Eagle Ridge for the maintenance of landscaped areas within Eagle Ridge.

B. New Business:

- i. Street Sweeping: Mike Claney reviewed street sweeping that is scheduled and noted that this is tentatively scheduled to be done the week of June 5th, 2023.
- ii. Asphalt repair & crack filling: Mike Claney is currently working on getting quotes to get crack sealing and asphalt repair completed throughout the Grand Elk Roads. In addition, there are some manhole covers that will need to be lowered and the surrounding asphalt reinstalled in 2023.
- iii. Install guardrails over box culverts (2): The board reviewed this project and noted that quotes are needed for Board review, RMG will provide quotes once they are received.
- iv. Status of Street Lights: Mike Claney updated the Board on the status of the streetlights in Grand Elk. He noted that two lights are currently not working and RMG is currently in the process of repairing these lights.
- v. Collections – CFI collections & GEOA Policy – Lisa Wood reviewed the Community Financials billing and collections form and reviewed with the Board how they want to

handle collections procedures. It was noted that these collections procedures are required per HB22-1137.

- vi. Board & Senior Staff Photos: Lisa discussed feedback from homeowners that they would like to know who the Board is and noted that other clubs have pictures of the Board in the clubhouse. Board discussion on this topic, topic has been tabled.
- vii. 1430 Wildhorse Circle Driveway Easement – Discussion relating to a recent survey that noted that the driveway for 1430 Wildhorse Circle is not fully located on the lot, part of the driveway was found to be residing on a common area. The Board discussed an easement for this owner allowing permission for maintenance of the driveway and access rights to the driveway; this easement would include no maintenance responsibility or liability from the Association for this driveway.

ACTION ITEM: Mike Claney to follow up with Tim Schenk regarding this survey and the needed easement.

VI. Committees:

A. Design Review Board:

- i. Fairway Villas Lots Discussion: Kelly Mordini updated the Board that a new developer is looking at purchasing the remaining Fairway Villas duplex lots and is proposing to build 22 units at this location. Discussion relating to drainage fees for the developer and drainage concerns at the Fairway Villas lots. Fairway Villas has it's own HOA that may be joined if the current Fairway Villas units accept this.
- ii. Buckhorn Replat: Kelly Mordini and Erik Stensrud reviewed a proposed replat for the Buckhorn Neighborhood. This replat would increase the total number of units from 20 to 23 and this replat is needed due to space constraints with the design of the buildings brought in; this proposed replat would put partial building foundations onto GID land and the GID land would need to be turned over to Buckhorn developer to allow this replat. It was noted that Heather from Birch Ecology recently placed wetlands delineation flags in buckhorn and noted that this replat is outside of the wetlands areas. Discussion relating to creating a sub-HOA for the Buckhorn neighborhood and requiring the sub association to be responsible for the landscaping and irrigation system in Buckhorn.

MOTION: Cliff Larson moved, seconded by Nathan Burns, to sell 2,300 square feet of Grand Elk Owners Association land to the Buckhorn sub association for nominal transfer fee. Sub HOA must be formed prior to this land being sold and transferred. Motion passed unanimously.

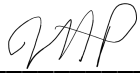
- B. Short Term Rental Committee: Resort Management Group will continue to monitor short term rentals, follow up on STR concerns, and update the STR documents on the Association website GrandElkLiving.com
- C. Strategic Planning Committee: No Discussion
- D. Social Committee: Lisa updated the Board on upcoming social committee events.
- E. Landscape Committee: No Discussion
- F. Golf Committee – Lisa updated the Board on upcoming golf events including weekly senior men's program that will be held on Thursdays and the women's league that will be held on Wednesdays and Fridays.

VII. Owner Forum

VIII. NEXT MEETING: Tuesday, June 27th at 8:30a.m.

IX. ADJOURNMENT: It was moved and seconded to adjourn the meeting at 1:55 p.m.

Prepared by:
Tom Swift

Approved by: 
Michael Palmer, Secretary

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08 / 18 / 2023

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