

SPRINGRIDGE RESERVE EXECUTIVE BOARD MEETING

Integrated Mountain Management
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EXECUTIVE BOARD MEETING

Wednesday, July 8, 2020 at 8:30 AM

Via Zoom Conferencing

I. Call to Order

Sam Engen called the meeting to order at 8:44 pm.

II. Establishment of Quorum

A quorum was verified, Board Members present were Leslie Koronkiewicz, Susan Martin, and Josh Greenwald. Also present were Bob Johnson and Sam Engen, Integrated Mountain Management, and David McConaughy, HOA Attorney.

III. Approval of Meeting Minutes

Tabled for next meeting.

IV. Discussion and Action Items

- a. **HOA Easements:** The owners of Lot 56 (Kappeli's) have asked the HOA to preform maintenance on the drainage easement which runs through their lot. The Declaration of Covenants gives the Association the right, but not the obligation, to perform work in easements on private lots, but if it does install improvements in easements then the Association has a duty to maintain and repair the improvements. See Article IV(2) of the Declaration. The Board is declining to authorize any work in the easement in the absence of an agreement. The Board has directed David to reach out to the Kappeli's attorney again to ask about a possible agreement. They also requested he ask for information regarding the scope of work the Kappeli's are requesting the HOA preform and estimated costs.
- b. **Set Future Board Meeting Date:** The next Board Meeting will be held on July 27, 2020 at 6PM via Zoom.

VI. Executive Session

VIII. Adjournment

The meeting was adjourned at 9:23 a.m.