

SPRINGRIDGE RESERVE EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING MINUTES

Monday, July 27, 2020 at 6:00 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order by Sam Engen, IMM, at 6:14PM.

II. Establishment of Quorum

A quorum was verified, board members present were Leslie Koronkiewicz, Sue Martin, and Josh Greenwald. Also present were Sam Engen and Bob Johnson, Integrated Mountain Management and David Erickson, Aspen Valley Land Trust.

III. Approval of Meeting Minutes

Sue made a motion to approve the meeting minutes from July 8, 2020. Leslie seconded the motion, and all were in favor. Sue made a motion to approve the May 28, 2020 meeting minutes, Josh seconded, and all were in favor.

IV. Financial Review

Sam reviewed financials, reporting that as of June 30, 2020 there was \$15,525.78 in Operating and \$129,493.55 in Reserves. General maintenance is over budget by \$3,941 due to cold patching potholes this spring and sewer labor is over by \$13,438 due to needing to put in a new blower at the lift station.

V. Discussion and Action Items

- a. **Trail Maintenance and AVLT:** David Erickson, Aspen Valley Land Trust (AVLT), was present to talk about the conservation easement with Springridge Reserve. With the fast-growing membership, the Board and AVLT would like to work together to create maps of the trails system and a plan for future trails and how to protect the open space. IMM will walk the trails with David work on creating a brochure for new and current members. Board is also considering putting a sign at the trail head.
- b. **Water Policy – Update on meter readings and new landscaping variance requests:** IMM reported that the first few months of sending water usage reports and issuing fines for excess water usage has gone well. IMM and the Water Committee worked through properly reading meters and helping owners get their water usage under control.
- c. **Road Repairs:** The Board has reviewed two bids for road repairs at the entrance and throughout the chip and seal section of the subdivision: \$12,880 from American Asphalt and \$12,862 from Lions Construction. Prior to scheduling any work, the board has asked IMM to contact these contractors about the possibility of a deal if we do a contract for

work over the next 3-5 years as road maintenance is a continual cost for the association. Also ask if they can remove some of the vegetation along the roadsides to protect the roads as part of the scope.

- d. **CC&R Review update and direction from the Board for the next steps in this process:** Leonard Nordell, member of the CC&R Committee, reported on proposed changes the committee would like to see made to the CC&Rs. Josh made a motion to take the next steps in contacting an attorney to draft an amended and restated declaration. Sue seconded the motion, and all were in favor. IMM will schedule a meeting with the committee and David Firmin with Altitude Law. A draft of these changes will be emailed to the membership at a future date.

VI. Additional Business

None

VII. Homeowners Open Forum

No comments

VIII. Executive Session

VIII. Adjournment

The meeting was adjourned at 6:57 PM.