

**Elk Falls Ranch Property Owners Association  
Board Minutes  
September 9, 2006**

The meeting was called to order by Vicky Sparer at 1:40 p.m.

Present: Vicky Sparer, David Petersen, Tom Schuster, Bob Mechler, Sue Patterson and Harry Nuce.

**Approval of Minutes**

David Petersen moved to approve Board minutes from August 6, 2006 and August 21, 2006 and his motion was unanimously approved.

**REPORTS**

**Treasurer's Report**

David Petersen presented the Treasurer's Report. There is \$21,784.55 in checking; \$3,072.60 in savings; and \$1,800 in the Ranch's escrow account.

Mr. Petersen noted that insurance for the Ranch is due on September 11, 2006. Coverage should take effect on September 12, 2006, at a cost of \$1,800.

Also during his report, Mr. Petersen updated the Board of completed property transfers, lien settlements and residents who are delinquent for mailbox assessment, late homeowner's dues or both. For delinquent accounts, Tom Schuster made a motion which was seconded by Bob Mechler, authorizing Mr. Petersen to send these residents a letter requesting payment to avoid a possible lien and/or judgment and legal action against them (within 30 days of the dated letter.) Mr. Peterson also was directed to check in with the attorney's for the Ranch- Darling, Bergstrom & Milligan, PC-to determine the cost of any lien/judgment action.

Mr. Peterson also reported that another post had been added at the West Gate to help protect the mailbox area at a cost of \$150.

Bob Mechler made a motion, which was seconded by Tom Schuster to approved the Treasurer' Report, which the Board unanimously approved.

**Roads Report**

Bob Mechler reported that the potholes at the West Gate have been filled.

David Petersen made a motion, which was seconded by Bob Mechler, to authorize up to \$300 for Tom Schuster to fill ruts in Ranch ruts with a tractor he will be renting within the next week. The Board unanimously approved the motion.

Mr. Schuster asked Bob Mechler to make a list of roads that need to be filled and requested that Board members help compress the dirt with vehicles after he fills them. Vicky Sparer agreed to help with this task.

**Architectural Report**

There was no architectural report.

**Parks Report**

There was no parks report.

**OLD BUSINESS**

**Roads Presentation**

A General Meeting of the Elk Falls Property Owners Association that was scheduled for Sunday, October 15 has been postponed indefinitely, as the Board continues to research road

options--which include upgrading to county standards, vacating to private roads or to leaving roads as they currently are.

Some questions have yet to be answered by Park and Jefferson County officials and the Board members agreed to set up a face-to-face meeting with both counties planning and zoning departments. In this manner, the Board can obtain complete information for EFPOA residents prior to a general meeting. Board members agreed that it was in the best interest of all residents to have all facts compiled and put into a fact sheet or PowerPoint presentation for their review.

Mr. Schuster suggested that the Board develop and outline to present to administrators and Vicky Sparer noted that it may be a good idea to get a letter from both counties (on letterhead) approving that outline and confirming accuracy of information that will be distributed to residents.

The motion to cancel the meeting until the Board can meet with county officials was made by Tom Schuster and seconded by Bob Mechler, and then unanimously approved by the Board. Ms. Sparer will make the arrangements with both counties as to when they are available for a meeting and will then advise the Board of those dates.

#### **Political Action Committee**

A report about the Political Action Committee was not presented. Vicky Sparer said that she would contact Robbie Robinson about the status of the committee.

#### **Web Site Domain**

After a motion by Tom Schuster, the Board unanimously agreed to select [www.elkfallspoa.org](http://www.elkfallspoa.org) as its official Web site.

#### **NEW BUSINESS**

##### **Newsletter**

Vicky Sparer requested that all articles for the Fall/Winter Newsletter be submitted to her by November 27, 2006.

##### **Halloween Party**

The Elk Falls Property Owner's Association Halloween Party will be on Saturday, October 28, 2006.

Sue Patterson will be in charge of the event, which will include "Trunk or Treat" outside the Lodge beginning at 6 p.m. This would give children the opportunity for "trick or treating" in a smaller area, rather than going from house to house. At 6:30 p.m. both adults and children will come inside the Lodge for a Potluck Dinner, games and contests, which are still being planned.

David Petersen asked that residents help out by donating a few logs for the fireplace if they have some to spare.

Ms. Patterson will send out information to residents about this event.

Tom Schuster made a motion for the Board to expend up to \$150 for the party; Mr. Peterson offered a second to the motion. The Board unanimously voted for this expenditure.

##### **Regular Meeting Schedule**

The Board voted unanimously to return to regular meetings (beginning in November) on the first Tuesday of every month at 7 p.m.

October Board Meeting - to be determined after the Board meets with county planning and

zoning officials in October.

November Board Meeting - Tuesday, November 7, 2006 - David Petersen's home, 34018 Berg Lane .

December Board Meeting - Tuesday, December 5, 2006 - Vicky Sparer's home, 34298 Berg Lane .

**Board Membership**

The Board reviewed responsibilities and commitments necessary for Board membership.

**ADJOURNMENT**

The meeting was adjourned at 4:15 p.m.