

Board Meeting May 2 and continued to May 9, 2006 Minutes

Tom Schuster called the meeting to order at 7:10 pm. Members present: Harry Nuce, David Petersen, Robbie Robertson, Tom Schuster and Vicky Sparer. Matt Henehan authorized his proxy vote to David Petersen. Guests: Suzy Nelson and Officer Dale Wizieck, Jeffco Sheriff's Department.

Minutes of the March meeting were approved as amended.

COMMITTEE REPORTS Treasurer's Report

David Petersen reported that we currently have a balance of \$33,110.76. This includes \$9,900.00 received to date for the special assessment for security mailboxes. We have \$3,065.27 in savings and \$2300 in escrow.

Motion to accept Treasurer's report by Tom Schuster and seconded by Harry Nuce. Motion approved.

Tom Schuster presented information for David Petersen to double check liens on the Kluesner property.

Roads Committee Report

Robbie Robinson presented three bids for grading for the coming year. Due to road construction going on, several companies declined to bid on the basis that they had too much work. Robbie also reported that the roads cannot be graded at this time as they are too dry. The roads need to have some moisture content for grading to be effective. David Petersen made a motion to use High Country again, Harry Nuce seconded. Motion approved.

Architectural Committee Report

No Report

Jeffco Sheriff's Liaison Office Special Report

Officer Dale Wizieck reported that in a total of nine hours of tracking speeds on S. Elk Creek Road, 14 speeding tickets were issued, 12 to residents of EFR and 2 to non-residents. Speeds ranged from 42 - 54 mph in a 30 mph zone.

Trees and rocks can be picked up along the construction area on 285 until Lawrence Constuction says they cannot be. There will be no public notice.

The board thanked Officer Wizieck for coming to speak with us. He indicated that he would like to come to future meetings as time permits.

Parks Report

Suzy Nelson volunteered to set up a meeting with the state parks director, Lyle Laverty, regarding park activity, development and homeowners.

OLD BUSINESS **Security Mailboxes**

Harry Nuce presented his recommendation for the supplier to install security mailboxes and the firm quote. Motion to accept Harry's recommendation was made by David Petersen and seconded by Robbie Robinson. Motion passed.

Harry then outlined the tentative schedule for installation:

June 3-4: take down mailboxes and demo part of the existing stand; contractor will begin clearing for platforms.

June 5: Contractor will pour concrete for mailbox platforms.

June: 8: Contractor to finish installing mailboxes.

June 9: Post office to install locks and provide list box assignments for residents.

June 10 - 11: Keys will be distributed to residents by board members from 10 a.m. to 4 p.m. at the Lodge.

The Pine post office will not deliver mail from June 3 through June 10. The first day of mail delivery to the new mailboxes is scheduled for Monday, June 12.

Discussion followed

how to handle take-down and how residents may pick up their old mailbox if they choose. Mailboxes will be removed and set out by the road at each gate for residents to pick up. Mailboxes that are not claimed by June 12 will be put in a dumpster and removed. Tom Schuster volunteered to get the dumpster.

Harry will confirm arrangements with the post office to hold mail.

How to handle non-POA residents who have not paid the assessment. Non EFPOA boxes will be relocated on Saturday, June 3.

David Petersen will draft a letter that includes the installation schedule for all mailbox holders. This letter will be sent with a second bill for the special assessment to all those who have not paid.

Robbie Robinson presented a quote for boxes to hold newspapers that can be installed in a portion of the existing covered mailbox frames. There will be 18

cubbies across and 2 deep to fit in each section. Harry Nuce made a motion to authorize spending up to \$3000 for construction of newspaper boxes. David Peterson seconded. Motion passed.

Colorado Proposition 100

We need to revisit the issue of setting up a website to post EFPOA covenants, by-laws and minutes. Proposition 100 requires all POA's to provide minutes from the six most recent board meetings, as well as covenants and by-laws, when a property is listed for sale. Our EFPOA board is currently supplying this information via email on an as requested basis.

NEW BUSINESS

Tom Schuster reported that a 1995 Jefferson County standard for building permits is now being enforced. It says that all new building permits for property on non-county maintained roads require a survey from the nearest county maintained road. Because the roads in Elk Falls Ranch are not county maintained, this applies to and impacts all undeveloped lots and additions on the Jefferson County side of Elk Falls Ranch. Including the most recent Shepler project.

2006-07 EFPOA Board

Tom asked members to consider whether they would like to continue on the board for the coming year. Tom indicated his willingness to continue, but not as president, due to personal reasons. Also mentioned was the "phone tree" requested by a resident last August. The resident had offered to head up that effort but no action has been taken to date.

A motion to adjourn was made by Vicky Sparer and seconded by David Petersen. Motion passed.

The next Board meeting is scheduled for Tuesday, June 6, 2006, at 7:00 p.m. The meeting will be at Vicky Sparer's home, 34298 Berg Lane. All property owners are invited and encouraged to attend.

Respectfully submitted,

Vicky Sparer

Secretary