

Board Meeting July 5, 2006 Minutes

Tom Schuster called the meeting to order at 7:15 pm. Members present: David Petersen, Robbie Robinson, Tom Schuster and Vicky Sparer.

Minutes of the June meeting were read. Robbie Robinson motioned to approve the minutes as amended, David Petersen seconded, motion approved.

COMMITTEE REPORTS Treasurer's Report

David Petersen reported a balance of \$26,139.24 in checking, \$3,065.27 in savings, and \$2300.00 in escrow. A total of \$20,691 has been paid to date for mailboxes, newspaper boxes, installation, and rubbish removal.

The question of how to handle "grandfathered" members who still owe for mailboxes was discussed. David will call those who have not paid to remind them that they do need to pay the special assessment as voted by the membership.

A question was asked about payment to Roger Huser for the Elk Falls Ranch Sportsman's Club for the use of the lodge and picnic grounds for the past year. It was noted that EFPOA did make a payment of \$1000 to the Sportsman's Club in 2005. The new 2006-07 board will take this up.

Motion to accept Treasurer's report by Robbie Robinson, and seconded by Vicky Sparer. Motion approved.

Roads Committee Report

Robbie reported that the roads are in the process of being graded.

Newspaper boxes have been installed. There are enough spaces for all residents on the ranch to have a newspaper.

Sue Patterson inquired about the asphalt just inside the west gate. We need to get an estimate from an outside source to do a better repair.

Costs continue to increase for road maintenance due to rising cost of fuel, etc. Discussion followed of monies in the budget and projections for snowplowing in the coming winter.

Motion to accept Roads report by Tom Schuster, seconded by David Petersen. Motion carried.

Architectural Committee Report

No Report

Parks Report

No Report

OLD BUSINESS **Security Mailboxes**

Installation of an additional bollard in front of the mailbox pads was recommended by Roger Huser. David Petersen made a motion to install 1 additional bollard at the west gate, Tom Schuster seconded. Motion carried.

Several homeowners have asked about some system to show that the day's mail has been delivered. There is no such system and it is unlikely that the post office would do it anyway.

Newsletter

Vicky Sparer reported that the newsletter was mailed on Saturday, June 24. The extra copies will be available at the annual meeting as well.

NEW BUSINESS

Annual Meeting and Picnic

Tom Schuster presented the proposed agenda for the annual meeting. Discussion followed. Tom will contact Michael Chadwick from Jeffco Planning and Zoning about making a presentation to homeowners about building permits and non-maintained county roads. There will also be a presentation on Staunton State Park by Lyle Laverty of Colorado State Parks.

New residents to be introduced at the annual meeting include Marc and Kristi Snowden, Sue and Bill Patterson, Greg and Donna Leonard, and James and Jenn Freeman.

Robbie Robinson submitted an invoice for \$500.34 for address plates for the newspaper boxes. Tom Schuster made a motion to pay the invoice, David Petersen seconded. Motion carried.

A motion to adjourn was made by David Petersen and seconded by Tom Schuster. Motion carried.

The next Board meeting will be scheduled with the new board immediately following the annual meeting. The meeting will be at the lodge. All property owners are invited and encouraged to attend.

Respectfully submitted,

Vicky Sparer

Secretary