

Elk Falls Ranch Property Owners' Association EFPOA Board Meeting Minutes - August 6, 2006

The Elk Falls Ranch Property Owners' Association Board meeting was called to order at 2 p.m.

Members present: Tom Schuster, Vicky Sparer, David Peterson, Kevin Bedard, Sue Patterson and Bob Mechler, Suzy Nelson and Robbie Robinson.

Approval of the Minutes

Board minutes from the July 5, 2006 meeting were read and approved by Vicky Sparer and Robbie Robinson, who were present at said meeting.

Committee Reports

Treasurer's Report - There was no Treasurer's Report.

Architectural Report - There was no Architectural Report.

Roads Report - Robbie Robinson said that he had found a company that would dig out and replace potholes at the West Gate with asphalt. The bid was from Evergreen Sand and Gravel and was \$1,800. This matter would be voted on in New Business. Mr. Robinson, who is leaving as chairperson of the Roads Committee, gave a brief description of his responsibilities (the process of bidding on grading and snowplowing, mailboxes, potholes, speed bumps, etc., so that whoever took over his responsibilities would be aware of the job.

Parks Report - Suzy Nelson said that she has been in touch with Brad Buckner, who is working as our State Park ranger. They have set up two dates tours of the State Park, both at 10 a.m. The first is Saturday, August 19, 2006 and the second is Saturday, September 9, 2006. Ms. Nelson is setting the schedule for both tours, which includes Board members, spouses, the EFPOA State Parks Committee. Only 10 people are allowed on each tour, which begins at the "Boyd House" on said dates.

Ms. Nelson added that there will be an update in September by the State Park Planning Committee, at the Lodge, on September 17, but she is still speaking to representatives from the State to confirm the date and time.

Some discussion ensued regarding if the proposed meeting should include other homeowners' associations that border the State Park, but it was determined (due to room space, etc.) that it should be limited to EFPOA members.

Web Page Report

EFPOA resident Bob Phelps has generously offered to host the Elk Falls Ranch neighborhood Web site and the Board unanimously concurred. The Web site will be www.elkfalls.com . E-mails from the site can be sent to efpoa@elkfalls.com .

All Elk Falls Ranch residents will be informed when the neighborhood portion of the site is activated. It will include information, covenants, Board minutes and reports, and meeting and social activity notices. Tom Schuster noted that having homeowner information on the Internet, accessible to residents is now law.

Election of New Officers and Committee Chairpersons

The following officers and committee chairpersons were elected for the 2006-2007 year:

Vicky Sparer, president; Tom Schuster, vice president; David Peterson, treasurer; Sue Patterson, secretary; Matt Henehan, architectural committee chairperson; Bob Mechler, roads committee chairperson; and Suzy Nelson, parks committee chairperson. Kevin Bedard and Harry Nuce are members-at-large.

Old Business

Political Action Committee - Robbie Robinson has agreed to contact all residents who have volunteered for the Political Action Committee during the week of August 6 to find out when they are available to meet. In addition to Mr. Robinson, members include: Bill Patterson, Bob Mechler, Suzy Nelson, Tom Schuster, Katy Wells, Matt Henehan, Chris Groves, Dan Richmeier and Tom Duffy.

Donation to the Sportsman's Club

The Board approved an expenditure of \$1,200 as a donation to the Sportsman's Club as a thank you for use of its facilities. Ranch Manager and Sportman's Club employee, Roger Huser, has arranged for free space at the Lodge and Picnic Grounds from the Sportsman's Club for the EFPOA

New Business

Roads - The Board discussed its approach in gathering information and facts regarding the future of the roads in the EFPOA. The Board is compiling the facts on vacating road versus survey of roads; variances and improvement of roads per county rules and regulations regarding this matter. Tom Schuster and Bob Melcher will provide an outline of this task as well as previously gathered information for the Board, which is due to Board members prior to its next meeting. Assignments will then be made for research that is necessary.

At the next meeting of the Board, set for August 21, any outstanding details will be discussed. Details of their presentation to the EFPOA membership also will

be discussed, and may include handouts or a PowerPoint presentation. Additionally, the Board unanimously agreed to inform all residents (by e-mail, phone, postings and possible mailings) of the meeting where this material will be presented. The date for this special "Roads" meeting will be October 15, 2006 and will be at the Lodge. Food and beverages will be served beginning at 1 p.m. with the meeting beginning at 2 p.m.

Paving Bid

The Board approved a paving bid from Evergreen Sand and Gravel at a total of \$1,800. The motion was made Tom Schuster, and seconded by Kevin Bedard, was unanimously approved.

Sportman's Club Property

Tom Schuster discussed the sale of the Sportman's Club property in 2008 and suggested that the Board might consider the possibility of buying said property and making it part of the EFPOA. As a non-profit organization the EFPOA could take out a loan for this purchase, if the membership agreed. Increases in EFPOA dues would have to be considered. Property values, he said, would be increased and all residents then would have access to that land and its uses.

As the Board's outgoing president, he recommended that the sale of the Sportman's Club property be put on the Board's list of goals, as it will affect residents of the EFPOA.

Mailboxes - A resident in the EFPOA has inquired about getting an outgoing mailbox that is large enough for packages for the Association. Robbie Robinson felt it would not be esthetically pleasing; Vicky Sparer said she was concerned about security. The Board determined that unless a greater amount of residents requested this type of mailbox, it might not be worth the cost of installation.

Future Meetings:

Board Meeting - August 21 - 7 p.m. Home of Sue Patterson

Board Meeting - September 9 - 1 p.m. Home of Sue Patterson

General Meeting - October 15 - 1 p.m. food and beverages; 2 p.m. meeting

Adjournment

The meeting adjourned at 5:15 p.m.

Respectfully submitted,

Sue Patterson

Secretary