

Elk Falls Ranch Special Board Meeting August 21, 2006

The meeting was called to order at 7:20 p.m. by Board President Vicky Sparer.

Present: Board members Vicky Sparer, Tom Schuster, David Petersen, Sue Patterson and Kevin Bedard.

Guests: Cris Groves, Tom Duffy, Bob Phelps and Robbie Robinson.

President Vicky Sparer noted that the purpose of the meeting was to discuss road issues in the Ranch.

At the Annual Meeting of the Elk Falls Property Owners Association, the Board explained that Jefferson County will not allow lots to be built on or additions to be made to existing homes unless roadways are up to county standards. Other options, including vacation, application for variances or simply leaving the roads as they currently are (county owned, but maintained by the EFPOA) are available.

Residents directed the Board to investigate options and gather facts on each prior to a Fall meeting, that has been set for Sunday, October 15 at 2 p.m. (refreshments served beginning at 1 p.m.) at the Lodge. Facts collected by the Board will be included in a fact sheet prior that will be distributed at the General Meeting for all residents Pros and cons of each option also will be addressed.

During the August 21 Special Meeting Board members volunteered to contact sources and investigate information for the various options. Assignments included:

Vicky Sparer: Legal costs/requirements for variance and vacation; tax implications of owning roads; contact fire department about any issues with existing roads; contact Staunton State Park official/Jefferson Park County sheriffs about plans for roads, parking on roads and access to park on roads; talk to resident Kate Biller about her vacating experience; contact resident and attorney Fred Wells about pending litigation, time frame, chance of success, solved for all neighborhoods or only those he represents, and should we join other neighborhoods; contact resident and developer Tim Shepler to see what his survey cost, what it includes, his position on us using a survey, the process he went through and whether or not he got his variance.

David Petersen: Find out what is involved in granting/transferring an easement if we vacate.

Tom Schuster: Gather the facts related to affect on property values including comps/appraisals before and after, sales not closing and what agents have to

say; check to see if there is anything in the EFPOA Covenants to address policing roads, what can drive on roads; define vacating - the process and time frame to vacate. Define partial vacating (by road, by section of roads, have to work inside out to keep from blocking county owned roads, explain need for turnarounds, and if it get us around by building permit problem, etc. Draft an amendment to EFPOA covenants to allow it to maintain roads and check site law about not being able to deed roads back to EFPOA and status of change to this law.

Kevin Bedard: Contact Pitsker and Associates for survey cost estimate and talk to resident Ted Hammon's contact in another homeowners association about his vacating experiences, process, cost and why it failed.

Sue Patterson: Research all of Park County regulations regarding roads and building; look into the value to survey for other than a variance; find out if Jefferson County's "Land Development Regulation" applies only to new neighborhoods; determine how residences are counted for a road (e.g. does Cedar include Cedar and High View residences since that is the only way out); ask if Juniper Road comes under the law since some Jefferson County homes access property through Juniper; determine insurance implications of owning roads.

Bob Mechler: Summarize Jefferson County Law - square footage, type of upgrades, rebuilding, etc.; get mileage for Jefferson County roads; and update October 15 presentation.

OLD BUSINESS:

After reviewing information presented by Bob Mechler about securing Web site domain names for the Elk Falls Ranch Property Owners Association, a motion was made by Tom Schuster and seconded by Bob Mechler to direct Bob Melcher to obtain at least three or four domains. The total cost for the domains is \$36.92 per year. They will be elkfallsranch.org; elkfallspoa.net; elkfallspoa.com; and elkfallspoa.org and will be available when design of the EFPOA Web site is completed. The motion was unanimously approved by the Board.

The meeting was adjourned at 10:15 p.m.