

Board Meeting November 7, 2006 Minutes

The November 7, 2006 Meeting of the Board of Directors of the Elk Falls Ranch Property Owners Association convened at 7 p.m. at the home of David Petersen.

Present: Vicky Sparer, David Petersen, Sue Patterson, Bob Mechler. New members, Tom Duffy and Robbie Robinson also were in attendance, as well as Suzy Nelson and resident Dick Matthews. Mr. Robinson has been assigned as the Architectural Committee Chair.

Minutes

The amended minutes of September 9, 2006 were approved unanimously.

Treasurer's Report

Mr. Peterson reported that the balances in the EFPOA accounts were as follows: checking, \$19,140.08; savings, \$3,076.58; escrow, \$1,800.

He that \$1,680 was paid out for snow plowing (last two snows). A total of \$21,356.16 was spent for security mailboxes; income from the special assessment was \$20,100.00.

Regarding delinquent EFPOA annual dues, Mr. Petersen said that residents are called personally by him to remind them that their payments are due in July. If they do not respond they are then sent a letter that indicates that they risk having legal action or a lien put against their home if they do not pay their bill.

He said he understand that some residents have financial difficulties and have offered to set up a payment plan for them to help them take care of the EFPOA bill, however sometimes this is not successful.

Mr. Robinson made a motion, seconded by Mr. Mechler, to permit liens to be made on homes for homeowners who fail to pay their EFPOA dues or any special assessments by the end of July and if yet another year passes, homeowners would be taken to court to resolve any debt owed. Notice to residents would be sent by certified mail.

Roads Report

Bob Mechler reported he checked with Mr. Peterson as to whether speed bumps in disrepair in the Ranch should be removed and he advised him to do what he thought was best based on their condition. They have been removed and were located on the side of Juniper Road and Upper Ranch Road .

Board members felt that speeding on Ranch roads is still a problem and discussed prevention ideas including letters sent from the Board to offenders, implementation of troughs, speed limit signage and/or replacement of fixed speed bumps this spring. Mr. Mechler was asked to look into different options.

Mr. Mechler will drive around the Ranch to determine if roads need to be graded one more time before winter sets in. Mr. Peterson, Mr. Duffy and Mr. Robinson offered to help Mr. Mechler if potholes need to be repaired.

EFPOA November Board of Directors Meeting-2

Resident Renae Braun contacted the Board to say that her street had not been plowed during the last snowfall; she will be included in future plowing.

The Board agreed that road signs in the Ranch need to be replaced. Mr. Robinson said he will research costs and product options. Members suggested that perhaps metal, reflective signs in a brown color might be more durable and readable, especially at night.

Mr. Mechler added that reflective culvert markers are missing on some parts of the Ranch and he will check on obtaining them at a hardware store. Mr. Robinson added that the Ranch had a special tool that could be used to install the markers.

Mailboxes

The Board expressed some dissatisfaction with newspapers that are not placed in boxes by the Denver News Agency. Mr. Robinson said he would check with the distributor to see why papers are left on the ground near the boxes.

Ranch Gates

Mr. Matthews commented that in the entrances he felt the gates should be removed as they are illegal by County standards, serve no purpose and are somewhat unsightly.

Architectural Report

Mr. Robinson was assigned the task to contact developers on the ranch for their security deposits which are returned once a buyer has a certificate of occupancy. He was also asked to investigate a new construction at the end of South Elk Creek Road to determine if the property qualifies as "grandfathered" into the EFPOA and to check on a deposit for a new home being built on Lower Aspen Road .

Staunton State Park Report

Ms. Nelson suggested that the Board find out the details of the terms proposed sale of the Elk Falls Ranch Development Company property, which has now been slated for 2009 rather than January of 2008. Roger Huser, Ranch manager will be contacted by Board members to secure this information.

Ms. Nelson said there will be two State Park Meetings, planned in an open house type of forum. They are: Tuesday, Nov. 14 at Conifer High School in the Commons and Thursday, Nov. 16 at Platte Canyon High School in the Canyon Room. Both meetings are from 6-8 p.m. and the same information will be available at both, even though residents can attend one or both sessions.

NEW BUSINESS

Roads in Elk Falls Ranch

Ms. Sparer has drafted a letter to Michael Chadwick, Jefferson County Zoning Administrator, to clarify a discussion she had with him recently about road options in the Ranch. Board members were given copies to review; they are to give any additional questions or comments to Ms. Sparer by Monday, Nov. 13, 2006. Board discussion continues about Elk Falls Ranch roads before a meeting is set to present it to the General Membership.

Political Action Committee

Ms. Patterson asked if Mr. Robinson if he had called volunteers for the Political Action Committee. He said he has not. He promised to complete this task by the Board's next meeting. Ms. Patterson emphasized that people volunteered for the PAC last July at the Annual Meeting and need to be contacted about the status of the Committee. She said this needs to be done as soon as they volunteer, so they are not discouraged and the Board can be looked at in a good light - responding quickly to residents when they offer to give their time.

She added that she and Ms. Nelson have talked about the same concern for those who have volunteered to serve on the Staunton State Park Committee. Although there have been no active "action" items, both agreed that an organizational meeting of the volunteers would be of value.

Mr. Duffy added that he agreed that volunteers should be called when they volunteer, so the PAC and Parks Committee can be "up and running" and proactive when Staunton State Park development gets underway.

EFPOA Directory

Resident Dan Richmeier has volunteered to do the 2007 Directory. He was selected because his computer program (Access) can accept information from the Board's current database.

Halloween Party

Ms. Patterson reported that the Halloween Party and Trunk 'N Treat was successful and she is surveying residents about their interest in a New Year's Eve Party.

Newsletter

Board members were advised that their copy for the Winter Newsletter be submitted by Thursday, Nov. 30, 2006.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Sue Patterson

EFPOA Board Secretary