

Elk Falls Ranch Property Owners Association Board of Directors Meeting December 12, 2006

The December 12, 2006 meeting of the Board of Directors of the Elk Falls Ranch Property Owners Association convened at 6:30 p.m. at the home of David Petersen.

Present: David Petersen, Sue Patterson, Bob Mechler, Robbie Robinson and Tom Duffy.

Minutes

The minutes of the November 7, 2006 meeting were unanimously approved.

Treasurer's Report

Mr. Peterson reported that the balances in the EFPOA accounts were as follows: checking, \$19,163.83; savings, \$3,078.41; and escrow, \$1800.00. Expenditures this month included electricity (IREA), snowplowing and receipts from the Halloween party.

The Treasurer's Report was unanimously approved.

Roads Report

Mr. Mechler reported that snowplowing has been going well. He asked that residents be contacted by e-mail to see if any residents had any suggestions regarding speeding deterrents on the Ranch, such as speed bumps, signage, warning letters to resident or fine system. Sue Patterson agreed to contact the residents.

Architectural Report

Mr. Robinson asked how properties that are grandfathered on the Ranch should be handled if the property is passed to a family member. He noted that the issue of grandfathered properties is not addressed in Ranch covenants. David Peterson asked that President Vicky Sparer be assigned to research past minutes and documents to see if she can find any information that defines grandfathering by the January 9, 2007 meeting.

Old Business

Roads

Initially it was the Board's plan to meet face-to-face with Michael Chadwick, Jefferson County Zoning Administrator, regarding EFPOA roads. He refused, saying that he would however, answer questions by written correspondence.

Ms. Sparer has drafted a letter to Mr. Chadwick. The Board agreed that it will wait until the January 9, 2007 meeting for a response, or take alternative means (possibly legal assistance) to get information from the county regarding options and rules about vacation, county-maintained roads or leaving Ranch roads as County roads which are maintained by the Ranch.

Political Action Committee

Mr. Robinson said he will meet with Political Action Committee in January of 2007. A new name for the committee will be reviewed at that time, as the Board feels a generic name for the group would sound less "threatening" and could encompass a variety of issues on the Ranch, such as Staunton State Park and road issues, including the possible construction of an interchange at Shaffer's Crossing and 285.

Road Signs

Mr. Robinson brought a variety of road sign catalogs to the meeting. Mr. Duffy agreed to take over the road signs task and will provide the Board with a report on the types of signs that might be suitable for the Ranch as well as costs.

Trash Consolidation

Resident Paul Vastola is in charge of contacting all residents about what vendor they currently use. Three vendors are currently doing trash pickup: EDS, Mountain View and BFI. Ms. Patterson sent him the names of residents and their e-mails so they can be contacted about this matter easily. Ms. Patterson is in the process of compiling information about trash options from Mr. Vastola, including costs, if vendors pickup during snowfall, required deposits (if any) and services they offer, such as calling residents if the date of pickup has changed (e.g. for holidays). This information would be put into an organized format that could be given to new residents. The Board would like to see the report done by its January 9, 2007 and have this information available for residents and on the Web site. Mr. Vastola will be contacted to get his ideas on the best way to inform residents.

Newspaper Boxes

Residents should contact Mr. Robinson if they take out a subscription to any newspaper and do not have an established newspaper box.

New Year's Eve Party

The Board unanimously voted to authorize Ms. Patterson to spend up to \$200 on the New Year's Eve Party. The party was planned in the Lodge, but attendance of only 16 people so far did not justify opening the Lodge, renting a port-a-potty and supplying wood to the fireplace. Additionally, the Lodge cannot get TV reception and Ms. Patterson noted that in the two levels of her house she has two TVs to watch 2007 arrive across the country. The party will start at 8 p.m. All residents will be notified of the change by Ms. Patterson.

New Business

Bylaws

Ms Patterson passed out edits to the current Bylaws, noting that some portions are outdated (e.g. notifying residents by telegram). The Board tabled this item until it January, so they may have time to review it.

Water Rights

Ms. Patterson said there have been some discussions in mountain area communities regarding water rights, due to a proposed new development 450-home development that would be going in at Willow-Wisp. She said some people believe their water table might be affected. Ms. Patterson gave the Board a press release about the subject from the Willow-Wisp Homeowners Association, which discussed the development and where water may come from, including Elk Creek. However the Board agreed that EFPOA has no water rights to Elk Creek and we depend wells for water, not the creek. They agreed this should not be on the agenda, as the EFPOA has no water rights jurisdiction over the creek.

Covenants

The Board had a discussion about enforcement of covenants in the Ranch. Mr. Peterson asked that Mr. Mechler draw up changes to covenants for various offenses on the Ranch.

Included in the list might be loose dogs, excessive cars on a property, speeding, etc. Mr. Mechler also will submit a proposed fine system. (NOTE: Bob wants to know if he is supposed to do the fine system, he was not sure) He will report back the Board on January 9, 2007.

Sale of the Sportsman's Club

The Board will keep this matter on the agenda and will "keep an eye" on the process to find out the total cost of the property when that information becomes available.

Lights at Mailboxes

Mr. Duffy said that at the East Gate, the Board might look into lighting around the mailboxes for safety. (Who is looking into this?)

Board Meeting Dates and Times

The Board voted unanimously to have a regular date for its meetings. They will be on the second Tuesday of each month at 6:30 p.m. The next Board meeting will be January 9, 2007.

Adjournment

The meeting adjourned at 8:15 p.m.