

Elk Falls Property Owner's Association Board Meeting January 9, 2007

The January 9, 2007 meeting of the Elk Falls Property Owners' Association was called to order by President Vicky Sparer at 6:45 p.m. Members present: Tom Duffy, Bob Mechler, Harry Nuce, Sue Patterson, David Petersen, Robbie Robinson, Tom Schuster and Vicky Sparer. Guests: Carolyn Hartshorn and Dan Richmeier.

Approval of Minutes

Minutes for the December 2007 meeting were read. Mr. Schuster made a motion to accept the minutes as corrected by Mr. Nuce and seconded by Mr. Duffy. The motion was approved.

Treasurer's Report

Treasurer David Petersen presented final statement for 2006. Snow removal and grading charges outstanding are about \$6,640. This leaves a balance of approximately \$10,000, although the Board expects additional charges from the latest snowstorm. Association dues for the 2007 year will be sent out with the EFPOA Directory, when it is completed. Mr. Robinson motioned to accept Treasurer's Report as given, which was seconded by Mr. Schuster. The Board approved the motion.

Roads Report

Roads Committee Chairman Bob Mechler gave his report on snow removal and location of sand/salt cans and boxes on the Ranch. Mr. Mechler was asked to replace the old plastic can on the Stallion Drive, north of Rock Creek Road . He told the Board that he was putting sand or salt only in the wooden boxes. Residents who have snow removal problems should contact Mr. Mechler directly. Connie Daily, who manages the EFPOA Web Site, will post an announcement on the site about snow removal.

Speeding continues to be a problem on the Ranch. Speed bumps were again discussed. Tom Schuster pointed out that the membership voted for speed bumps several years ago and the Board is obligated to continue to look for a way to implement them. Problems with the speed bumps already installed have included build up of dirt and rock, drivers going around them and causing ruts on the side of the road, safety on hills in snow and ice conditions, speed bumps being pulled up, etc.

Mr. Mechler will research putting speed "troughs" in the roads and report back to the Board before spring. Resident Dan Richmeier said concrete, not asphalt,

would be the best options for troughs, because they would not deteriorate as fast. It also was noted that in the winter troughs get full of snow/ice and would not be a problem for the snowplow. Currently there is less speeding in the Ranch, due to the snow and ice.

The Board additionally discussed ways of monitoring speeders, such as enforcement of the 15 mph speed limit on the Ranch, by taking photographs and posting them on bulletin boards and Pine.cam.

Mr. Petersen moved, with a second by Ms. Sparer, to accept the Road Report. The Board approved this motion.

Architecture

A home that is being built at the end of South Elk Creek Road was discussed. Mr. Robinson told the Board that the property had not been subdivided and there was one house being built on this Park County lot. The existing property has not been resold and is still in the current property owner's name (Murray Herring).

Mr. Robinson said that he also was checking on the construction of a garage being built by resident Larry Johnson, regarding the collection of a security deposit of \$400 which would be returned to Mr. Johnson after completion of the building. Security deposits protect the Ranch in case of road damage and other liabilities.

A motion made by Mr. Petersen to accept the Architecture Report, was seconded by Ms. Sparer and was approved by the Board.

Staunton State Park Report

There was no report.

Information Update Regarding EFPOA Ranch Roads

Ms. Sparer informed the Board that Michael Chadwick, director of planning and zoning in Jefferson County, has spoken to her and addressed some questions she sent him about Ranch road options in the future.

According to Ms. Sparer, Mr. Chadwick is working on some legislation with an unnamed State senator about a change in law regarding homeowners' associations.

According to Mr. Chadwick this legislation would:

- Have language where a County could deed back property to a homeowners' association instead of property owner having to deed back

to the HOA. This would make the roads private as long as access is not impeded in any way. Ms. Sparer will contact Mr. Chadwick to see if this action would make gates in the Ranch legal.

- Allow roads to be made private and would not have to meet County Road standards, as long as driveways met County standards.
- Avoid the EFPOA from making attempts to vacate, if roads met County standards
- Permit homes on County private roads from having to apply for variances to build or make additions.

Mr. Chadwick suggested that as far as any blanket variance, the Board and membership should not do any survey for it or attempt it yet.

Mr. Schuster said that currently the odds of variance being approved in Jefferson County are good if roads are in reasonably good shape. He noted if that the roads eventually are legally owned by the POA there could be liability and taxing issues and the Board's costs could be another estimated \$1,500.

Mr. Schuster also wondered if there should be a face-to-face meeting with Jefferson and Park counties officials about the Roads matters, but the Board felt enough research had been done and it would not learn anything new.

There was a question as to whether residents in the POA get a tax break when the POA does not maintain the roads, and Mr. Schuster said he would check.

There also was some discussion about when and if roads became private, the POA would then own 50 feet of right-of-way which might be a liability, because homeowners may think some of that property is theirs.

The Board concurred that such new legislation would probably not be approved for a couple of years and agreed to wait to see the results of said proposed legislation. They asked Ms. Sparer to keep the Board apprised of the situation, as testimony may be asked for in the future.

Road Sign Report

Mr. Duffy gave a report of the current street sign situation. Currently there are 14 locations where street signs are erected; he suggested that eventually 2-3 more could go in. For example, there is no sign at the south end of Upper Ranch Road ; one on Stallion Road ; one on Upper Aspen and one at the "spur" off S. Elk Creek Road .

The consensus of the Board was that the signs should be two-sided and on 8-foot high posts. It is planned that such signs could be put in the spring and all at once or in sections. Most of the Board thought, if possible the signs should go in all at the same time. Mr. Duffy gave the Board an extensive handout for their

review and will continue to collect information and various prices for the Board's next meeting.

Political Action Committee

Mr. Robinson said that he will call a meeting of the Political Action Committee on Saturday, January 27. He said that he will serve as a liaison for the Committee and would ask an interested member to chair it. The members of the Committee may determine a new name for it, depending upon whether it will accept donations and how much paperwork is needed to form a PAC. The committee will be a separate entity from the Board and will address topics such as the development of 285, especially at Shaffer's Crossing and Staunton State Park .

Mr. Petersen asked Ms. Patterson if she had the new ranger's name for Staunton State Park . Ms. Patterson said she had asked for it, but had not received it; she added that she has asked that our Board have representation on State Park meeting so input can be given.

Trash Pickup and Vendors

A short discussion took place regarding what, if anything should be done about reducing the number of trash vendors in the Ranch. Paul Vastola was compiling information for the Board about how many residents use each of the three vendors. Mr. Vastola had not submitted a report. The Board thought it had authority to demand that only one vendor be used in the Ranch, but most members believe residents will not be happy at such a change. Mr. Robinson said that the Board should just drop the issue of garbage vendors. The Board also thought encouraging people on the same streets to use the same vendor would help limit the number of trucks that go through the Ranch.

Directory

Some discussion as to when the Directory should be printed and delivered to residents (either in January or August) took place. Board members who thought it should go out in August said then new officers would be listed in it. However, the majority of the Board felt that it could continue to go out in January with residents' bills because residents are used to that.

New officers are posted on the Web site and bulletin boards, as well as sent out by e-mail or phone call by Ms. Patterson by August. Ms. Sparer asked if the Board could sell extra issue of the Directory for \$5 each if resident's desired a second copy. The motion to make extra copies for \$5 was made by Ms. Patterson and seconded by Mr. Nuce.

Social Calendar

The Board voted on the following parties for the following year:

St. Patrick's Day Party - Saturday, March 17

Annual Picnic - Picnic Grounds - 11 a..m., Sunday, July 8, 2007

Annual Meeting - 2:30 p.m., Sunday, July 8, 2007

Annual Night Out for Crime (tentative) - Wednesday, August 1, 2007

Halloween - Saturday, October 27, 2007

New Year's Day Brunch (possibly in conjunction with the Jingle Bell Run) -
January 1, 2008

Dan Richmeier asked that his annual Volleyball Community Party - 3 p.m.,
Saturday, June 23, 2007, be listed in the Directory as part of the 2007 Calendar
as it is open to the entire Elk Falls Ranch Community.

A motion was made by Ms. Patterson and seconded by Mr. Robinson to approve
the calendar.

All, parties, except for the Volleyball Community Party and Annual Picnic, are
planned for The Lodge.

Adjournment

The meeting adjourned at approximately 8:45 p.m. The next meeting of the
Board will be at 6:30 p.m., Tuesday, Feb. 13 at Mr. Robinson's home.