

Elk Falls Ranch Property Owners' Association Board of Directors Meeting Minutes February 13, 2007

The February 2007 Meeting of the Elk Falls Ranch Property Owners' Association Board of Directors Meeting was held February 13, 2007 and began at 6:45 p.m.

Those in attendance were Vicky Sparer, Sue Patterson, Bob Mechler, Tom Schuster, Robbie Robinson and Harry Nuce. Guests were residents Cris Groves and Mary Gumm.

Minutes

The Board unanimously approved the Minutes with minor changes.

Treasurer's Report

The largest expense for the EFPOA in the last couple months has been snowplowing. January and February snowplow charges totaled \$14,542.50. However, barring excessive snows in the Spring, these costs will be balanced by income received from EFPOA dues. Notices for dues were recently sent out and as of this meeting, \$11,350.00 has been received.

The Treasurer's Report was unanimously approved by the Board.

Roads Report

Mr. Mechler said that he has been out on Ranch roads doing needed grading, especially on Circle where melted snow has turned into water areas and ruts have been created. He said there have been requests for more sand to be put down on Ranch roads, however it is \$75.00 per cubic yard, so it is being put where it is most needed (like at mailboxes, etc.)

He added that since the January 2007 Board meeting that the EFPOA had \$6277.50 of road bills. Of that, \$1,980 was for grading in November; the remainder was for plowing, sanding and removal of drifts.

The Board agreed to replace a sand container that is located on Stallion Drive , as the current container is broken.

The Roads Report was approved unanimously by the Board.

Architectural Report

Mr. Robinson says he has been collected building deposits for the EFPOA from

residents who are putting up structures in the Ranch. One resident asked Mr. Robinson if he could put up a temporary structure while building his permanent structure. The Board said this is not allowed in the Covenants.

The Board voted unanimously to have a committee made up of Mr. Petersen, Ms. Sparer and Ms. Patterson to the Covenants reviewed by the Board.

Parks Report

Suzy Nelson (Parks Chairman) was not present at the meeting, but Ms. Sparer said she wanted the Board to know that there will be a short presentation on Staunton State Park at the Conifer Area Council meeting at 7 p.m. on Wednesday, Feb. 21, at West Jefferson Middle School .

OLD BUSINESS

Road Signs

Mr. Duffy was not present, so this matter has been tabled until the Board's next meeting .

Water Rights (Ryland development in Will-O-Wisp)

A discussion about an informational meeting chaired by Mr. Schuster on Feb. 11, 2007 at the Lodge was reviewed by the Board. Although Elk Falls Ranch has no water rights to Elk Creek, Mr. Schuster asked if the Board would be willing to send letters to commissioners saying that Elk Falls Ranch supports the other communities who are fighting denial of a petition by Ryland Homes to drain water out of Elk Creek, therefore possibly impacting water levels for residents who already have established homes and wells in the area.

Ms Patterson said that residents have already been asked to send letters of support if they are in indeed in opposition of the petition, however she did not know if the majority of the residents felt that way as only about 20 homes (of approximately 144 homes) on the Ranch were represented at the meeting. Ms Sparer said she had gotten a number of requests from residents about materials handed out at the meeting.

A motion was made by Mr. Robinson and seconded by Mr. Mechler to have Mr. Schuster draft a letter to present to the Board by its April meeting that he would like to have sent to appropriate commissioners and officials involved in determining the outcome of this case. Mr. Robinson, Mr. Mechler, Ms. Sparer, Ms. Patterson and Mr. Nuce voted in favor of the motion. Mr. Schuster abstained.

Election Reform, By-laws and Covenants

Ms. Patterson, Ms. Sparer and Mr. Petersen will serve on a committee to review the current process used to elect the EFPOA Board of Directors as well as current By-laws of the Ranch. They will meet Tuesday, Feb. 20, 2007.

Mr. Robinson was directed to review EFPOA Covenants.

Lighting at Mailboxes

A motion made by Ms Sparer and seconded by Mr. Robinson to research lighting options for mailbox areas. The Board is not sure exactly who owns the property that current light poles and mailboxes sit on at the East Gate; mailboxes at the West Gate are on Sportsman's Club property. Costs also will be investigated. In January, Board member Tom Duffy, felt there might not be enough lighting at the East Gate, and the Board thought he might want to take on the responsibility for research. Most Board members say they solve the lighting problem by aiming their car lights on the mailboxes when picking up mail at night.

St. Patrick's Day Party - Saturday, March 17, 2007

The St. Patrick's Day Party plans were discussed. The Board unanimously approved an expenditure of \$200 for the party which will be at the Lodge, beginning at 6 p.m. on March 17, 2007.

Ms. Patterson will handle decorations and a party platter; Mr. Robinson said he would get a "pony" keg of green beer and help with the fire; Ms. Sparer will call to reserve a portalet.

Executive Session

The Board retired to Executive Session at approximately 8:30 p.m. to discuss Board matters. No action was taken after the discussion.

Reconvene to Regular Meeting

The Board reconvened to its Regular Meeting at 8:45 p.m.

Next Board Meeting

Ms Sparer suggested that the Board skip its March Board meeting, stating that perhaps with everyone's busy lives directors might want to take a break. She suggested that the Board would have enough things to do in preparation for the St. Patrick's Day as well as family obligations with an early Easter this year.

Mr. Robinson pointed out that if the Board skipped a meeting there could possibly be even more on the agenda by the following month. Ms. Patterson said that she did not have any problem with meeting in March to keep things moving along.

Mr. Robinson, Ms. Sparer, Mr. Nuce, Mr. Schuster and Mr. Mechler voted in favor of skipping a meeting. Ms. Patterson abstained.

Adjournment

The unanimously Board voted to adjourn at approximately 9 p.m.