

Elk Falls Ranch Property Owners' Association Board of Directors Meeting Minutes April 10, 2007

The April 2007 Meeting of the Elk Falls Ranch Property Owners' Association Board of Directors Meeting was held April 10, 2007 and began at 6:30 p.m.

Those in attendance were Vicky Sparer, Sue Patterson, Bob Mechler, Robbie Robinson, Tom Duffy, David Petersen, Suzy Nelson and Harry Nuce.

Minutes

The Board unanimously approved the Minutes with minor changes.

Treasurer's Report

Mr. Petersen discussed the highlights of the Treasurer's Report. The April balance was \$31,321.90. In the first three months of 2007, \$13,945.00 has been spent on snowplowing; \$1,980 has been spent on grading that was done in October 2006. Liability insurance, paid in April, was \$1,364.75. Mr. Petersen also reported that between 35 and 40 home and land owners have not paid their dues yet and second bills will be going out around April 14.

Ms. Patterson moved to approved, and Mr. Nuce seconded to approve the Treasurer's Report, which was unanimously approved by the Board.

Roads Report

Mr. Mechler reported that spring grading has begun on the Ranch. High Country Trucking was selected to do this job, because it was the second lowest bid and has a proven track record.

He also has checked on pricing for bringing in dirt and rocks into areas such as Lower Berg and Upper Aspen , to fill in areas that have been washed away by melting snow. High Country Trucking has prepared a bid. Mr. Mechler says this project will not be inexpensive, with even the basic repairs costing several thousands of dollars.

The Board directed Mr. Mechler to drive through the Ranch with the selected contractor, to prioritize the roads that need the most repair. Upper Ranch Road and Lower Berg were two of the areas mentioned, where culverts have frozen during the winter, causing water to run up and over the roads and thus washing them away. These two areas would probably need rock and roadbase, where other areas may only need roadbase.

Mr. Mechler also is planning to go out to bid to fill potholes with asphalt near the West Gate. He asked the Board to supply him with names of contractors that might be interested in this job, if they had used asphalt contractors for their driveways.

Mr. Mechler and the Board also discussed the pros and cons of troughs and speed bumps on the Ranch. He noted that the problem with troughs is that the dirt around them tends to pull away from the concrete structures, plus the concrete is very expensive. Also, speed bumps have not worked as effectively as they might, because people often drive around them and brake and speed up before and after them. He also mentioned that the grading contractor said that in his opinion, Juniper was in the best shape it has ever been due to the removal of the speed bumps. He added that he will make a presentation to the Membership at the Annual Meeting about these options.

Mr. Mechler has been able to take his tractor out to smooth out some roads during the winter, at no cost to the residents.

A motion made by Mr. Petersen and seconded by Mr. Duffy, to approve the Roads Report was approved unanimously by the Board.

Architectural Report

Mr. Robinson says he continues to collect building deposits for the EFPOA from residents who are putting up structures in the Ranch; there are a few homeowners that he is still working with to collect the \$400 refundable fee, which insures that damage will occurring to Ranch roads during construction will be repaired.

Mr. Duffy moved to approve the Architectural Reporter, which was seconded by Mr. Peterson. The Board unanimously approved the motion.

Parks Report

Suzy Nelson noted that a presentation was made about Staunton State Park at the Conifer Area Council meeting Feb. 21, at West Jefferson Middle School . Representatives from the Parks administration spoke briefly to residents following their presentation.

Ms. Nelson noted that resident Scott Nigut has expressed interest in attending meetings in Denver on Staunton State Park when administrators begin a more detailed planning process. It also was mentioned that the head administrator of Staunton State Park was leaving his post and Ms. Nelson should find out who his replacement will be.

Ms. Patterson reported that she had spoken to Scott Roush, who is the new State Park ranger for Staunton . He noted that he presented a job show to the Forest Service to encourage participating in a "thinning" on the north side of Davis Ranch; that there will be some prescribed burning at Staunton further within the park in the "lower section" as soon as weather permits (signs will be posted to advise residents); 12 contractors are currently being interviewed for master planning of the park (the field will soon be reduced to three interviewees); and Staunton officials have been speaking to the issue of wildlife protection along Elk Creek, with regard to the proposed development of homes in the Will-O-Wisp area.

Ms. Nelson said that she would be speaking to Mr. Roush about more summer tours of Staunton for EFPOA residents.

Mr. Petersen moved, with a second from Mr. Mechler, that the Parks Report be approved. The Board unanimously approved it.

OLD BUSINESS

Roads

The Board asked for an update about the status of Roads since its last discussion of the subject in January. Board members felt that currently the odds of variance being approved in Jefferson County are good if roads are in reasonably good shape based on the criteria of a private road. Ms. Sparer said that getting approval for a variance to build a home or addition, or rebuild in case of fire, had been a concern of many residents in Jefferson County .

In January, Michael Chadwick, director of planning and zoning in Jefferson County, had spoken to Ms. Sparer and addressed some questions she sent him about Ranch road options in the future.

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. He added that he was working on some legislation with an unnamed State senator about a change in law regarding homeowners' associations that 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 was to 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 need for the EFPOA have to make 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 was supposed to supply a letter to the Board about the latest rulings on roads in the County. No letter has been received, so Ms. Sparer is going to contact him about this issue and report back to the Board at its Tuesday, May 8 meeting.

Tabling of Two Agenda Items

In an effort to keep the Board meeting under three hours, two items were tabled after a motion by Mr. Petersen. The Board unanimously approved the motion to move mailbox lighting and revision of Covenants until the Tuesday, May 8 meeting.

Election Process Revisions

Ms. Patterson proposed a revision to the Election Process on the Ranch as follows:

Each year, prior to the Annual Meeting, all members of the Elk Falls Homeowners Property Owners Association will be contacted and invited to declare their interest in serving on the Board, by submitting their name, address and telephone, as well as a letter of interest to the Board. **If applicants desire** ,

their names and letters of interest will then be sent to all residents, by e-mail or mail, will be posted on Ranch bulletin boards and can be included in the EFPOA Newsletter. This process will allow residents to learn about candidates' ideas and experience prior to voting at the Annual Meeting.

Voting will take place via secret ballot during a break at the Annual Meeting and tallied and announced by two residents before the meeting is completed. Those with the highest number of votes will serve on the seven-member Board. The new Board will meet as quickly as possible to elect officers, and said officers will be announced to the membership following that meeting.

Mr. Robinson moved, seconded by Mr. Petersen, the election process revisions, as long as candidates can also still be nominated at the Annual Meeting. If such a candidate is nominated at the meeting, residents would then add that name to their ballot.

Revised By-laws

The Board reviewed changes to existing By-laws, most of which were administrative.

In a motion by Mr. Robinson, seconded by Mr. Petersen, the Board voted unanimously that changes be sent to the Board's attorney for review and eventually will be sent out to the Membership for their information.

Road Signs

Mr. Duffy handed out a estimate from LCI Signs for replacement of road signs on the Ranch, however this matter will be discussed at a later date due to lack of current funding for the project. Mr. Duffy was given permission to touch up current road sign lettering with a white and more reflective paint when he gets the opportunity.

St. Patrick's Day

Ms. Patterson said that the St. Patrick's Day Party went well and was well received by residents.

Welcome Packets

Mr. Mechler suggested that the Board re-instate the practice of giving "Welcome Packets" to new residents, to introduce them to the neighborhood and give them information on the Board, services such as garbage pickup, directory, etc. Ms. Sparer asked if he would send suggestions as to what would be included in the packet to her.

May 2007 Board Meeting

The next Board Meeting will be at 6:30 p.m., Tuesday, May 8, at Mr. Peterson's home, located at 34018 Berg Lane .

Adjournment

The unanimously Board voted to adjourn at approximately 9:20 p.m.