

**Elk Falls Ranch Property Owners' Association  
Board of Directors Meeting Minutes  
May 8, 2007**

The meeting was called to order at 6:30 p.m. Vicky Sparer, Sue Patterson, David Peterson and Robbie Robinson were present.

**Minutes**

Mr. Peterson moved, seconded by Mr. Duffy to approve the April 2007 minutes, which were unanimously approved.

**Treasurer's Report**

Mr. Petersen gave the Treasurer's Report. Account balances were \$30,794.31 in checking; \$3,088.03 in savings and \$3,000 in escrow. From the checking balance the following invoices were paid and recorded in May: \$595 for snowplowing and two IREA bills for the East and West gates totaling \$61.10 paid, resulting in a final checking balance of \$30,138.31. Mr. Petersen reported that homeowners have not paid their dues yet and have received their second notice.

Mr. Robinson made a motion to approve the Treasurer's Report, seconded by Mr. Duffy, which was unanimously approved.

**Roads Report**

Mr. Mechler submitted the Roads Report which included the following items:

- Upper Aspen was plugged and asphalt at a total of \$6,000.
- Had a \$840 snow plow bill due to the snow on April 24.
- High Country Trucking will finish the grading on Upper Ranch, both sections of Berg and Stallion and then touched up Juniper, High View and Rock Creek.

- Roadbase was put down on Rock Creek and the grading needs to be completed. We will probably wait until the fall for rock/roadbase on Upper Ranch/Berg.
- The Ranch grading bill was than normal this spring due to the heavy snows and melts we had before and during the grading, especially due to the roadbase on Rock Creek and because the contractor has been asked to "pull" the ditches and crown the roads better than it has been done before.
- Evergreen Sand and Gravel will patch the holes on the pavement at the West Gate for \$600.
- Harry Nuce and I cleaned out the culverts by Wade's residence on Rock Creek. The water had gotten high and there were many limbs in the culvert.
- Con Daily and I cleaned out a homeowner's culvert on Elk Creek Road because it was diverting the water and damaging the road. I then graded the damaged road up to Dan Richmeier's driveway.
- There are a number of driveways that need culverts. We may wish to approach the individual homeowners about this, since they are responsible for their own culvert maintenance.

Mr. Mechler asked if the Board also investigate a way to enforce payment of the escrow when people build and force them to submit designs before construction starts.

There was a small discussion about culverts in the area and that it is the residents' responsibilities to keep them open. The Board discussed writing letters to those residents who have not taken care of this responsibility.

Mr. Petersen motioned to approve the Roads Report and Mr. Robinson approved the motion, which was unanimously approved.

### **Architectural Report**

Mr. Robinson reported that all individuals who have construction on their property have paid the \$400 security fee, to insure that if any damage is caused by construction traffic to Ranch roads, monies will be available to correct the problem.

Mr. Petersen moved to accept the Architectural Report, seconded by Ms. Patterson and the motion was unanimously approved.

### **Parks Report**

Suzy Nelson submitted a report on Staunton State Park . She said that she had spoken to Lyle Laverty's assistant. Mr. Laverty is the outgoing director of Colorado State Parks system and the agency is advertising for someone to replace him. Gary Thorsen (a regional manager) is in charge of the ongoing planning process for Staunton . David Giger is still our main contact for Staunton State Park at this time.

### **Bylaws**

Ms. Sparer reported that revised bylaws are now in the hands of the Board's attorney for review.

### **Seminars**

Ms. Sparer talked about a firm in Denver that offers seminars and a newsletter about liabilities for Property Owners' Associations and Homeowners' Associations. She will report back to the Board after she finds out more about the company.

### **Signage on the Ranch**

The Board will continue to look into street signage on the Ranch and refinishing the "Elk Falls Ranch" signs and the East and West gates. Mr. Duffy plans to touch up some of the white paint on existing street signs to make them more readable.

### **Ranch Roads**

Ms. Sparer received an e-mail from Michael Chadwick, Jefferson County director of planning and zoning in Jefferson County , and will get some confirmation from him September 8. His letter raised a number of questions and clarifications that

need to be made, concerning Jefferson County's stand on right-of-ways; vacation; review of permits; legal portions of property; who (if anyone) must provide a survey; what is required of homeowners seeking a variance and if Ranch meets private road standards then is a variance needed; what (if any) County standards must be met before roads will be considered; how adequate access is defined; Other questions still remain about pending legislation, private road standards, whether variances will be needed if roads do not meet private standards and how to apply to make roads private if so desired.

Ms. Sparer will invite Mr. Chadwick or Tim Carl to the Elk Falls Homeowners Annual Meeting on Sunday, July 8.

### **Trash Pickup**

The Board will ask Paul Vastola to prepare a packet of information about garbage services for new residents. After surveying Ranch residents, Mr. Vastola found that of the three vendors, EDS is the most popular.

### **Spring Newsletter**

Ms. Sparer told all Board members that she would like to have their reports for the Spring Newsletter three weeks before its publication in June. The Board also discussed having the agenda, 2006 Annual Meeting minutes and financials available by the meeting.

### **Bulletin Boards**

The Board has had to purchase a lock for the East Gate due to vandalism. Any person who would like to post notices on the East Gate bulletin board, must contact Ms. Patterson at 303-816-7018.

### **Welcome Packets**

The Board continues to collect ideas for the development of Welcome Packets for new residents.

### **National Night Out Against Crime**

The National Night Out Against Crime has been scheduled at the Ranch on Tuesday, August 7. Ms. Patterson will contact the Jefferson County Sheriff's Department about this activity.

Mr. Robinson made the motion to support this event, which was seconded by Mr. Petersen.

### **June Board of Directors' Meeting**

The next Board of Directors Meeting will be at Tom Duffy's home, 34175 Rock Creek Road 1t 6:30 p.m.

### **Adjournment**

Mr. Petersen moved to adjourn the meeting, seconded by Ms. Sparer at 8:30 p.m. The motion was unanimously approved by the Board.