

**Elk Falls Property Owners' Board of Directors Meeting
November 12, 2008**

The Elk Falls Property Owners Board of Directors Meeting began at 6:30 p.m.

Those present were Cris Groves , Russ Miers, Janice Spikes, Sue Patterson, Bill Patterson Steve Sparer and Suzy Nelson.

Approval of Officers

Cris Groves, President; Vicky Sparer, Vice President; Sue Patterson, Secretary; Bill Patterson, Treasurer; Janice Spikes, Roads; Russ Miers, Architecture; Steve Sparer, Member-At-Large.

Treasurer's Report

Bill Patterson presented his Treasurer's Report. The current balances for the following accounts are: \$28,983.30, checking; \$3,099.67, savings; \$3,800, escrow. Mr. Patterson reviewed revenues and expenses for the months of August, September, and October. Discussion regarding approval of invoices resulted in the agreement that any invoice over \$50.00 should be presented at the next Board meeting for approval.

Mr. Patterson explained that there are still several property owners that still have dues outstanding from 2007. These property owners were sent three notices. Each one will be called and this will be followed by sending a letter explaining that a lien will be placed on their property if the 2007 dues are not paid.

Mr. Patterson presented the results of talking to several area banks about switching the EFPOA bank account into an institution that would give us an interest bearing checking account. After talking to four banks, Mutual of Omaha (Formally Peak National Bank) offered the most logical system. We can put our checking account funds into a money market and can take out short-term certificates of deposit that draw interest. Mr. Patterson will make the changes to

switch our accounts from Bank of the West to Mutual of Omaha, effective January 1, 2008.

The Board agreed that it only made sense to get interest on the checking account funds. Mr. Patterson pointed out that only six checks can be written per month of the Mutual of Omaha account and there are rarely that many in the first place. However, contractors for grading and snowplowing will only get one check per month if they provide any services, rather than per service to the Ranch. Previously, such services were paid per incident, such as during the heavy snows last winter.

After a motion by Mr. Sparer and second by Mr. Miears, the Board voted unanimously to approve opening this account and the Treasurer's Report.

Secretary's Report - None

Secretary Sue Patterson recently had a serious spine surgery and is recovering, so she is working on the minutes as she is able.

Roads Report

Ms. Spikes reported that she has been advised by prior Board member Bob Mechler (who was in charge of roads on the Ranch previously, that boxes around the Ranch should now be filled with sand and salt as residents prepare for winter. Several stores will be contacted for the best price on salt and sand and Board members (Mr. Miears, Mr. Patterson, Mr. Sparer and others) said they would pitch in to fill the boxes.

There have been a few complaints about bumps in the road, but the grader is set to come in as soon as possible. His work ability is determined by weather conditions. We have had a few weeks of a dry spell, which makes the road too hard to smooth out and rain is expected so he can come in and complete his grading before our winter storms begin.

Mr. Sparer moved to accept the Roads Report and it was seconded by Mr. Patterson. The Board unanimously agreed to approve the report.

Architectural Report

Mr. Miers reported that there have been some complaints about homeowners who do not take care of keeping their properties clean and orderly. After some discussion, the Board agreed that Mr. Miers write a letter to such owners, asking that they clean up their property or take a chance of being fined or having a lien put upon their home. Ms. Patterson moved and Ms. Spikes seconded a motion to approve this action. The motion was approved unanimously by the Board.

Parks Report

Ms. Nelson reported that Colorado State Parks has selected a new Director, Dean Winstanley, who has been a budget and policy analyst in the Department of Natural Resources executive director's office from 2005-2007, and that architectural plans for the park are still being worked on. He joined Colorado State Parks in 1992 as assistant director, serving as the legislative liaison for parks, developing outdoor recreation and natural resource policy reports for Congress, the General Assembly, the State Parks Board and other agencies and the public. He also was the policy and special projects manager for parks from 1998 to 2005, managing a variety of programs including environmental education and the volunteer corps, and worked in partnership with Great Outdoors Colorado (GOCO) on annual funding.

Ms. Nelson has talked to Clare Sinacori, public affairs specialist for Colorado State Parks, asking that someone from EFPOA be able to sit in on planning meetings, so we can keep our residents informed (as the Ranch is contingent to the State Park). Ms. Nelson is keeping in touch with the State Park on a regular basis so the Board and residents will continue to be in the loop. Ms. Sinacori says that because they have just hired the new director the planning process is not quite finalized yet.

Ms. Nelson also reported that \$250.00 has been given to the Ranch by Buswackers, a company hired by the State Park to do its most recent fire mitigation. The money was given the EFPOA as a gesture of kindness for their

blocking of traffic on the road at times with trucks during the mitigation and any trees or brush that might have been created during the work project.

At this point in time, the very earliest the Colorado Department says it may begin working on the overpass at Shaffer's Crossing would be in 2009.

New Business

Many of our members travel in their jobs and have various other obligations. Generally speaking, meetings will be monthly, however dates will not be on the same day and week of each month. Please watch the EFPOA Web site or the bulletin boards for announcements of future Board of Directors Meetings.

Respectfully submitted,

Sue Patterson