

Elk Falls Ranch Property Owners Association  
Board of Directors Meeting  
December 4, 2007

The Elk Falls Ranch Property Owners Association Board of Directors December 4, 2007 meeting was called to order at 6:30 p.m. Present: Vicky Sparer, Cris Groves, Janice Spikes, Russ Miers, Steve Sparer and Bill Patterson.

### **Meeting Minutes**

A motion was made by Vicky Sparer and seconded by Janice Spikes to approve the September 18, 2007, board minutes. The motion was unanimously approved.

A motion was made by Janice Spikes and seconded by Russ Miers to approve the November 12, 2007, board minutes. The motion was unanimously approved.

Some discussion took place on the approval for the October 7, 2007, general membership meeting minutes. No motion was made for approval. These minutes are historically approved at the next general membership meeting.

### **Treasurer's Report**

Mr. Patterson presented the Treasurer's Report. The balance in the checking account is \$29,638.91; the balance in savings is \$3,099.67; and there is a \$3,800.00 balance in the escrow account.

Monthly expenses were reported as \$585.00 paid to Colorado Black Bear Snow Plowing; \$120.00 paid to Bob Mechler for road grading and culvert repair; and \$35.00 to the Internet Corporation Listing Services for our Web site address. Bank accounts will be transferred over to the Mutual of Omaha Bank in December and January when all checks have cleared from our existing bank. A motion was made by Steve Sparer and seconded by Russ Miers to approve the Treasurer's Report. The motion was unanimously approved.

### **Roads Report**

Janice Spikes reported that all grading is completed and the grading company came back to redo Juniper due to the amount of rocks that were stirred up in the initial grading. The dry condition of the roads created a lot more rocks being pulled up during this year's grading on all of the roads.

A discussion about their being no turn around at the end of Berg Road took place. Russ Miers questioned what happened in the past since the same people snowplow and they were able to turn around. Janice will talk to the snowplow driver and David Peterson who lives at that end of Berg Road.

Containers along the road have been filled with sand. It was pointed out that an additional box or can is needed on Stallion Drive

Vicky Sparer moved to accept the Roads Report, which was seconded by Bill Patterson. The motion was unanimously approved.

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### **Architecture Report**

Russ Miears reported that he talked to Fred Wells to get a better understanding of things that the homeowners association can do to enforce the covenants. He found out that fines can be made for violations but a hearing would have to be held if the person being fined wanted one. A letter to the homeowners regarding covenant violations will be included in a future newsletter.

Steve Sparer moved to accept the Architectural Report, which was seconded by Janis Spikes. The motion was unanimously approved.

### **Parks Report**

No report

### **Executive Session**

A motion was made to move into Executive Session by Vicky Sparer, seconded by Janis Spikes. The motion was unanimously approved and the board went into Executive Session at 7:45 p.m.

A motion was made to adjourn from Executive Session by Vicky Sparer, seconded by Russ Miears. The motion was unanimously approved and the board adjourned from Executive Session at 8:20 p.m. and reconvened into the regular meeting at 8:21 p.m.

### **Rezoning Issue**

A motion was made to oppose the rezoning of the Sportsman's Club property from Residential to Agricultural by Russ Miears, seconded by Vicky Sparer. The motion was unanimously approved.

### **Adjournment**

A motion was made to adjourn the meeting at 8:24 p.m. by Steve Sparer, seconded by Bill Patterson. The motion was unanimously approved.