

EFPOA ANNUAL MEETING NOTES – AUGUST 3, 2008

The meeting convened at 2PM at the Elk Creek Fire Department.

President Christine Groves thanked the fire department and the Elk Falls Property Association Board of Directors.

Scott Roush from Staunton State Park gave a report. They are still doing weed control, fencing and fuel mitigation in the Park. The Park will continue to send email updates to the homeowners for upcoming prescribed burns. 930 acres have already been treated. 500 more acres are slated for mitigation in the near future. Unsplit firewood cut in 16" lengths is free to EFPOA homeowners needing firewood. Just contact Scott at 303-816-0912 to schedule a pickup. The Youth Core has been in the Park this summer doing chipping and cutting.

Since November 07 four Master Plan public meetings have taken place. There is an interactive website: www.stauntonpark.com. The planning team has been reviewing comments. All future plans will be presented publicly in November. A Master Plan Advisory Council has been formed. This group is used as a sounding board for the public. It is made up of local, state and community members. Contact Scott at scott.roush@state.co.us. The proposed main park entrance will be east of the subdivision off Elk Creek Road. Staunton State Park is currently closed to all public use.

Officer Dale Wizeck from the Jefferson County Sheriff's Department spoke about community safety. Jefferson County sends out crime alerts. They would like to plan a "National Night Out" for next August. He also would like us to consider EFPOA to utilize "Neighborhood Watch." Jefferson County works with Park County on emergency calls in our area. Putting street address signs black on white is best.

Joe Page of Elk Creek Fire Protection District. Elk Creek is a combination fire department. They have a paid firefighter and paramedic. Todd Wagner of Elk Falls is our neighborhood rep paramedic. He has a defibrillator. The Fire Department would like more volunteers from our neighborhood. The road maps are not accurate. Duplicate road names present problems for emergency calls. Having house numbers displayed properly is a number one priority.

PRESIDENTS REPORT

President Christine Groves gave the historic definition of why the POA was formed. EFPOA now has a website. Official records, covenants, Articles of Incorporation, official plat maps, minutes and a history of Elk Falls is all on the website.

Motion to accept 2007 Annual Minutes – John Carr. Ted Hammon seconded. Motion passed.

TREASURER'S REPORT – Renae Braun

The membership has \$49,474.89 in a money market and checking account. We earned \$397. interest. As of July 1, the current balance was \$48, 728. There is \$4, 400 in outstanding dues for 2008.

Bob Phelps – Follow up on any outstanding liens. And liens will be filed in September.

David Petersen motioned to approve the Treasurer's report. Charlotte Winzenburg seconded. Motion passed.

ROAD REPORT - Janice Spikes.

Janice thanked Bob Mechler for all his help with the roads. Also, Bob helped with emergency roadwork. The fall and spring road grading was performed when proper moisture was obtained. The sand and saltboxes were filled. \$9,332 was spent on road grading. \$8,104 was spent on snow plowing. Money is available for the fall grading and snow plowing. Berg Lane at the intersection of Berg and Upper Ranch Rd. had a culvert repaired and road resurfaced. Prices will go up for next year. High Country will go up \$5-10 per hour. Black Bear will increase \$5. per hour. Both companies have proven to be excellent contractors.

David Crespo motioned to suspend the board obtaining 3 bids for this year on roadwork. Ted Hammon seconded. Motion passed. Paul Vastola motioned to accept the road report. Kevin Bedard seconded. Motion passed.

ARCHITECTURAL REPORT – Russ Miers

Three homes were refunded building deposits in the last year. Several fences were approved. Carol Phelps mentioned a huge storage container that is still sitting at the end of Elk Creek Road. Janice Spikes will call the builder who is using the container. Jay Buck wanted to know if we need permission to cut a tree for fire mitigation. Suzy Nelson suggested calling the fire department, county or state forest service. Russ Miers will check in the covenants. Paul Vastola motioned to approve the architectural report. James Freeman seconded. Motion passed.

OLD BUSINESS – ROAD VACATING – Christine Groves

Jefferson County wants us to vacate our roads. Park County will be meeting with us within the next few weeks.

Kevin Nadeau – Wanted to know if the roads become private, would we police them?

Christine Groves – The county police will patrol the roads if we ask.

The fallen tree on Cedar Drive will be cut into 16" lengths. The homeowners are welcome to collect the wood.

NEW BUSINESS – Christine Groves

Our attorney approached the Dunwody's with several issues including road maintenance. The letter from the attorney to the Dunwody's was read into the minutes. This response letter is provided as a separate document, along with the original letter from Ms. Dunwody to our attorney Jeff Bergstrom .

Cheryl Wolf – the counties own the road easements. If the roads are vacated, the easements are still enforced.

Bob Mechler – Drayton Dunwody wants to work out a road maintenance agreement.

Suzy Nelson motioned to invite the Dunwody's to meet with EFPOA membership to discuss future plans for their property. And have a questions and answers discussion. Both the POA and the Dunwody's would agree upon the meeting place.

Paul Vastola seconded. Motion passed.

Steve Sparer – charged the new board with creating and posting a neighborhood services directory on the website, and also in the telephone directory. Paul Vastola seconded. Motion passed. Email directory posting requests and information to Suzy Nelson at imavoice@aol.com or call 303-838-0317.

Vicki Beacom –Wants to have the new board create a fire mitigation committee.

John Carr – Motioned to close new business, David Crespo seconded. Motion passed.

Nominations for new board of directors. Carol Phelps drew names of 2 volunteers to count the ballots. Carol Phelps drew the names of Carol Phelps and Bob Phelps. The nominees were Renae Braun, David Crespo, Ken Flemingloss, Suzy Nelson and Vicki Beacom. John Carr motioned to close the nominations. Robbie Robinson seconded. Motion passed.

The votes were tallied by secret ballot. The board was approved.

John Carr motioned to adjourn the meeting. David Petersen seconded. Motion passed.

The meeting was adjourned at 4:50 PM.

Meeting notes submitted by Suzy Nelson.

Elk Falls Ranch Property Owners Association

Annual Meeting, Sunday, August 3, 2008

12 Noon – 4 p.m.

Elk Creek Fire Department

11993 Blackfoot Road

Parks – Scott Rausch 15 minutes

Deputy Dale Wizieck 15 minutes

Fire Department 10 minutes

Introduction of New POA Members

Reports

President – Christine Groves

2007 Minutes

Secretary – Suzy Nelson

Treasurer – Renae Braun

Roads – Janice Spikes

Architectural – Russ Mears

Old Business

Road Vacating – Christine Groves

New Business

Nominations