

Elk Falls Ranch Property Owners' Association  
Board of Directors Meeting  
January 22, 2008

The Elk Falls Ranch Property Owners Association Board of Directors January 22, 2008, meeting was called to order at 6:35 p.m. Present: Vicky Sparer, Christine Groves, Janice Spikes, Russ Miers, Steve Sparer, Bill Patterson, Charlotte Winzenburg, Craig Mapes, Christine Mapes, Daniel Richmeier, Michael Katz, Suzy Nelson, and Renee Braun.

### **Introductions**

The Elk Falls Homeowners Board introduced themselves and then heard introductions from the other homeowners and guests in attendance.

### **Public Comment**

Homeowners in attendance were invited to make any comments that they wished.

Ms. Winzenburg explained that she has been a member of the Elk Falls Property Owners Association for ten years and this is the first Board meeting she has attended, other than the Annual Meetings. Ms. Winzenburg wanted to express her support to the Board and tell them that she is behind what they are doing.

Mr. Richmeier stated that he was here after sending the Board an e-mail and wanted a response. Christine Groves explained that he could read his statement into the record. Dan Richmeier then read the following statement:

“Dear Board Members,  
I plan to attend the next Board meeting at the home of Russ Miers, 3378 Berg, Pine, CO at 6:30 p.m. on Monday January 21, 2008.  
I request that Janice Spikes, a Board member, have documentation prepared to give me, which supports her testimony at the Park County Planning and Zoning meeting on Tuesday January 8, 2008 in Fairplay, CO regarding my photography business relationship with the Dunwody family. If she is unable to provide this documentation, then she should prepare a written retraction of her testimony that she will read into the minutes of the meeting.”

Ms. Groves responded to this request, stating that the matter was cleared up at the hearing on January 8, 2008, when Mrs. Dunwody publicly explained that Dan Richmeier had never worked or had no business relationship with the Dunwody family. Ms. Groves also explained that this item is not on the agenda and therefore would not be discussed further.

Dan Richmeier added that he heard that Ms. Sparer would be doing the Elk Falls Property Owners' Directory this year. He stated that the center map used in last year's directory is copyrighted to his business and cannot be used without his permission.

Mr. Mapes stated that he and his wife are new residents and wanted to attend a Board meeting. Mrs. Mapes said that she had no other comment.

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Mr. Katz stated he was a guest of Mr. Richmeier's and was asked if he wanted to attend the meeting.

Ms. Braun urged the Board to keep on top of the rezoning of the Sportsman's Club property.

Ms. Nelson wanted the Board to continue working on the road vacation issue. She felt that it seems to be on the back burner right now. Ms. Groves explained that Park County has created barriers in this process. Ms. Groves explained that the board will continue pursuing this with due diligence

### **Meeting Minutes**

Ms. Groves asked that the minutes for the December 4, 2007, Board of Directors' Meeting be tabled for review by the Board.

### **Treasurer's Report**

Mr. Patterson presented the Treasurer's Report. The balance in the checking account at Bank of the West is \$14,562.60; the balance in savings of \$3,103.32 at the Bank of the West; and there is a Bank of the West \$3,800.00 balance in the escrow account. A new money market account has been set up with \$10,000 at Mutual of Omaha Bank. After outstanding checks written on the Bank of the West account clear, all funds will be transferred to either the money market or the escrow account at Mutual of Omaha. This will allow the Elk Falls Property Owners Account to make interest on our entire checking account instead of just with the small savings account like the EFPOA had in the past.

There were no questions on the monthly expense items. A motion was made by Mr. Miears and seconded by Ms. Spikes to approve the Treasurer's Report. The motion was unanimously approved.

### **Report on dues**

Mr. Patterson reported that three residents have not paid their 2007 dues and have received notice that a lien will be placed on their property unless these dues are paid within thirty days. Two other residents are making payments to pay off their 2007 dues. The invoices for the 2008 dues will be mailed out in early February.

A motion was made by Mr. Miears and seconded by Mr. Sparer to approve the Treasurer's Dues Report. The motion was unanimously approved.

### **Roads Report**

Ms. Spikes reported that several residents have called reporting slick roads. This is the purpose of the sand and salt boxes. The roads were not plowed during several of the latest snowstorms because we did not reach the three inches required. Ms. Sparer questioned whether the snowplow contractor was putting ice melt on the concrete in front of the mailboxes. Ms. Spikes said she would check on whether this is being done.

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Mr. Sparer questioned if we had heard anything from Michael Stick. His car went off the road at Stallion and Rock Creek Road and hit a tree. No one had heard anything from Mr. Stick.

Ms. Nelson reported that the stop sign at Upper Ranch Road and Elk Creek Road is missing. Ms. Spikes will contact the Jefferson County about getting this replaced.

A motion was made by Mr. Miears and seconded by Mr. Patterson to approve the Roads Report. The motion was unanimously approved.

### **Architecture Report**

Mr. Miears reported that we would wait until the snow is gone to contact property owners about specific enforcement issues. Mr. Miears was asked to contact Kevin Kowalchuk, who left a message at the Sparer residence.

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

### **Parks Report**

Ms. Nelson reported that there are rumors of uncertainty about when Staunton State Park would open. Public meetings with state parks staff will take place in March. She also asked if we should wait until after the public meetings to meet with the new State Park Director. The consensus of the Board was yes to schedule a meeting with him after public meetings take place. When the dates become available the public meetings on the state park will be published on the Web site. Ms. Nelson pointed out that a recent article in the newspaper only listed hiking, biking and mountain biking as park activities.

Mr. Miears moved to accept the Architectural Report, which was seconded by Mr. Patterson. The motion was unanimously approved.

### **Member Directory**

Ms. Sparer reported that she is working on the directory. She was not aware of the copyright that Mr. Richmeier claimed to have on the center pages. Another road diagram will be used. Ms. Sparer pointed out that several residents have requested a dual listing in the directory. This affects residents where both partners have different last names. Ms. Sparer will contact the people that would require a dual listing to see if they all want it. A dual listing will be made for anyone requesting it. Sue Patterson and Ms. Spikes have agreed to proof the directory once it is in final form. Directories are mailed to residents after the payment of their dues are received.

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**Sportsman's Club Rezoning Change**

Ms. Groves reported that the rezoning hearing on the Sportsman's Club property was held on Tuesday, January 8, 2008. Approximately 20 residents attended the hearing.

A petition with close to 140 signatures opposing the rezoning from residential to agricultural was presented.

Four hours of testimony was given. The EFPOA Board of Directors were all e-mailed a letter from the Dunwody's attorney that will be discussed in executive session.

**Executive Session**

A motion was made to adjourn to executive session at 8:10 pm by Mr. Miars, seconded by Ms. Spikes. The motion was unanimously approved.

**Return from Executive Session**

A motion was made to adjourn from executive session back to the regular Board meeting at 8:35pm by Mr. Miars, seconded by Ms. Spikes. The motion was unanimously approved.

**Next Meeting**

The next meeting will be held at the home of Ms. Groves on Sunday, February 10 at 2 p.m.

**Adjournment**

A motion was made to adjourn the meeting at 8:37 p.m. by Mr. Sparer, seconded by Mr. Patterson. The motion was unanimously approved.