

EFPOA BOARD OF DIRECTORS MEETING OCTOBER 30, 2008

Attendees: Renae Braun, Suzy Nelson, Ken Flemingloss, David Crespo and Vicki Beacom.

The meeting was called to order at 7:12 by president David Crespo.

Road Vacating- C. Groves reported that the road vacating process is moving forward.

The Halloween trick or treating procedure notice went out to the membership. Oct. 31, 6-8 PM.

Motion to approve minutes from the Sept. 25th board meeting by R. Braun. D. Crespo seconded. Motion carried.

Road Report- K. Flemingloss

Ken has inspected all culverts. After the fall road grading is complete, the culverts will be cleared out. Roads are in the process of being graded. Written approval has been obtained from the Dunwody's regarding grading and plowing for the winter. The grader is now parked at the east gate. The Dunwody's have been added to the liability insurance policy. We need a copy of the insurance change. A letter of acceptance will be sent to the Dunwody's.

D. Crespo – The survey showing the private property boundaries on Juniper and Jensen Roads at the west gate needs to be seen by D. Crespo and K. Flemingloss.

R. Braun – The IREA meter for the streetlight at the east gate is being billed to the west gate account. The west gate meter will be disconnected at no charge. D. Crespo motioned to disconnect the meter at the west gate. S. Nelson seconded. Motion carried

R. Braun – Motioned to install a speed limit sign on Elk Creek Road west of the Iron Gate for 15MPH and children at play. K. Flemingloss seconded. Motion carried. K. Flemingloss will look around for other speed areas where speed limit signs are needed.

Architectural- V. Beacom

Two applications have been reviewed. David and Brigitte Petersen at 34018 Berg Lane want to add a sunroom to their home. And Peter and Renae Braun at 11881 S. Elk Creek Rd. want to add a 10' by 12' greenhouse to their property. Both projects have been approved. V. Beacom moved to approve the architectural report. D. Crespo seconded. Motion carried.

Treasurers report - R. Braun

There is \$47, 147.05 in the checking and money market account and \$2200 in the escrow account. \$1264 was paid to Colorado Casualty Insurance Co. S. Nelson motioned to accept the treasurer's report. K. Flemingloss seconded. Motion passed.

Colorado Common Interest Communities (CCIC) – D. Crespo

This document is Colorado law. Communities need to go through the process of adopting. This is a 17 page document, most of which does not relate to our area. There are eight steps that need to be approved in the Action of Directors by Unanimous Consent section.

1. Policy regarding the Adoption and Amendment of Policies
2. Reserve Fund Investment Policy

3. Policy Regarding Inspection of Copying of Association Records
4. Notice and Hearing and Enforcement Policy and Procedures
5. Board of Directors Conflict of interest Policy
6. Policy Regarding Conduct of meetings
7. Assessment Collection policy and
8. Alternate Dispute Resolution policy

The Board will review these documents approve and sign. Then the documents will be posted on our website. And the appendix section will be added to our bylaws. The Board can sign the Action of Directors by Unanimous Consent in lieu of a special meeting of the EFPOA. And D. Crespo - president and S. Nelson – secretary will sign on the 8 required sections as listed above.

The next board meeting will be on Thursday November 13, at 7PM at the home of Suzy Nelson. S. Nelson motioned to adjourn. V. Beacom seconded. Motion carried. The meeting adjourned at 9:25 PM.