

## **Elk Falls Property Owner's Association Meeting Minutes – February 10, 2008**

Present: Christine Groves, Bill Patterson, Sue Patterson and Steve Sparer. Mr. Sparer had the proxy vote for Vicky Sparer. Guest: Jeri Lehmkuhl.

The meeting was called to order at 2:30 p.m.

### **Minutes**

Ms. Patterson asked if there were any corrections to the minutes of December 2007 and January 2008. Suggested corrections were given to her from Mr. Sparer and Ms. Groves asked that because the entire Board was not present, she would prefer to table the approval until all that were at those meetings could make any additions or changes.

No vote was taken on the minutes at this time.

### **Treasurer's Report**

Mr. Patterson reported that EFPOA funds have been moved from Bank of the West to the Mutual of Omaha Bank. Last month the EFPOA earned \$10.70 in interest on its money market account. There is \$17,980 in the money market account and \$3,800 in the escrow account.

Dues - Mr. Patterson said that he had sent registered letters to residents who had yet to pay their 2007 dues; three people were still delinquent and would have one month to pay before a lien was placed on their property.

Bills - The Board unanimously approved the payment of the electric bill to IREA in the amount of \$54.38 and snowplowing bill to Colorado Black Bear Snowplowing for \$585.00.

### **Parks Report**

There will be a program on Bark Beetles at the Conifer Area Council Meeting February 20.

### **Architecture Report**

None

### **Roads Report**

None, except that in the Spring a salt/sand box on the property of Sam Shapiro should be moved.

### **Old Business**

A number of items were TABLED during this meeting, due to the lack of full Board attendance. Included were:

- discussion as to what e-mails should be sent out to the Membership (minutes, items for sale, activities in the community) and what to do about the East gate bulletin board (some discussion occurred about whether to go "totally electronic" with all posts being on the EFPOA Website instead)
- discussion about the West bulletin board; there are to be no postings by EFPOA residents without permission by the Dunwody's
- status of the EFPOA directory – Ms. Sparer is working on it
- road vacating plans for both Jefferson and Park counties

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At the meeting, Ms. Lehmkuhl had a few questions about the re-zoning of the property formerly known as the Sportsmen's Club property from residential to agriculture.

Ms. Groves & Mr. Sparer explained that first there was a public hearing in Park County by the Planning Commission regarding the re-zoning. Approximately 130 people signed a petition against the rezoning and about 20 residents attended the Planning Commission hearing in objection. A formal presentation, which can be viewed on the EFPOA Web site ([www.elkfallspoa.org](http://www.elkfallspoa.org)), was given by Ms. Groves. The public was invited to express their opinions regarding the re-zoning.

The Planning Commission recommended approval of the agricultural zoning with special conditions. Ms. Groves explained that this matter now goes before the Park County Board of Commissioners on April 17.

Board members will again represent the directives of the corporation at the Commissioner's meeting. All property owners are encouraged to attend the Commissioners' meeting and participate in the re-zoning process.

Ms. Lehmkuhl asked why the Board had not talked with the Dunwody's about their plans for the Sportsmen's Club property. Ms. Groves noted that the Board has invited Ms. Dunwody to meet with the residents twice, and she has not accepted the offers.

The Board advised Ms. Lehmkuhl to read the official documents and actual petition application on the EFPOA Website for complete details for the plans for the former Sportsmen's Club property.

The meeting adjourned at approximately 4:30 p.m.