

Elk Falls Property Owners' Association Board of Directors Meeting – April 6, 2008

Present: Vicky Sparer, Steve Sparer, Christine Groves, Russ Miers, Janice Spikes, Sue Patterson and Bill Patterson. Guests: Renae Braun, Bob and Carol Phelps, John Carr, Suzy Nelson.

The meeting was called to order at 2:05 p.m.

Minutes – were held until the end of the meeting so Board members could have a chance to read them.

Treasurer's Report

Mr. Patterson reviewed his Treasurer's Report.

Expenses were \$585.00 was paid to Colorado Black Bear Snowplowing; \$29.28 was paid for East Gate electricity to IREA; \$25.10 was paid for West Gate electricity to IREA; and \$1,364.75 was paid to Day-Larsen Pederson Insurance for Board liability insurance. The balance in the Escrow Account is \$2,600.

Mr. Patterson added that due to putting money into a Money Market Account at Mutual of Omaha Bank, EFPOA accounts are now earning more interest than in previous years. The combined money market and accounts payable balance at the end of March was \$42,369.67.

In 2007, EFPOA accounts earned a total of \$23.89 of interest. Now with the change to a money market this year, EFPOA accounts have earned \$12.70 in January, \$25.64 in February and \$66.25 in March.

Ms. Patterson moved to accept the Treasurer's Report, seconded by Mr. Miers. It was unanimously approved.

Mr. Patterson added that he had been contacted by resident Bill McGarva, who owns a tree cutting business. Mr. McGarva had asked if the Board would be interested in letting residents know that he would be willing to cut branches from their trees and do chipping, if they were interested. The Board determined, that to be fair, bids should be taken on these tasks, to make sure residents got the best price. Mr. Patterson indicated that he saw this as something the homeowners association would pay, dependent upon getting proper bids and Board approval. Ms. Patterson said she recalled another resident who had offered tree cutting services in the past and would try to find out who that person was.

The Board also discussed looking into having an audit done of its finances and will discuss this at its next meeting.

Roads Report

Ms. Spikes said that there have been road problems at Berg and Upper Ranch roads. Initially, Bob Mechler, who helps Ms. Spikes with roads (since he was in charge of roads in the past) thought it might be about \$5,000 to fix culverts and flow of water that is washing out the roads.

Mr. Patterson said he had met with Mr. Mechler at the site and the culvert "piping" is still in place, but is partially crushed on one end. Ms. Spikes said the culvert is usable and all that needs to be done is some back hoeing, pitching the road, and then laying some road base and rock. The

total cost for these improvements would be \$1,118. Drainage would be re-directed into the culvert.

The Board agreed the work must be done and the cost was reasonable; however since this road abuts the State Park Property, it was suggested by Ms. Nelson that the Board call Scott Rausch (the Staunton State Park ranger at the State Park office in Elk Falls Ranch) to see if Staunton State Park might be interested in helping pay for part of the cost.

Ms. Patterson moved, seconded by Ms. Spikes to approve the expenditure of \$1,118. The motion was unanimously approved.

Ms. Spikes also noted that High Country Trucking and Excavation has raised its rates from \$105 to \$110 per hour and was seeking approval for this small increase. Board members noted that High Country Trucking and Excavation had stored its equipment on land adjacent to Juniper Road. That land is now owned by the Dunwoody's. Board members suggested that another location on the Ranch be sought out or to check with the Dunwoody's to see if the equipment could still park there, since they plow that road as well. Mr. Miers said he would check into locations.

Ms. Patterson moved, seconded by Mr. Patterson, that the motion be approved to increase the charge by High Country Trucking and Excavation to \$110 per hour. The motion was unanimously approved.

Parks Report

Ms. Nelson, who chairs the Parks Committee, said that there had been two meetings (one in Bailey at Platte Canyon and one at West Jefferson Middle School) in the last couple weeks. She said it was mostly a "Meet and Greet" to introduce staff, show some plans for Staunton State Park and answer questions from the public. She said only about 20 people attended the Platte Canyon meeting; Mr. Sparer said he went to the meeting at the Middle School and there were more people at that session. He also said that he felt the Park officials had some good ideas for nature education for children.

Ms. Nelson said that Dean Winstanley, the new director of Colorado State Parks was on hand as well as staff and the design team for Staunton (Land Works Design) has been selected. She felt that in 2 ½ to 3 years trails could be developed and there was no mention of RV or overnight parking. Board members who have attended Staunton State Parks meeting believe, that for safety reasons, the Park will not open until the completion of some sort of interchange at Highway 285 and Elk Creek Road.

Ms. Nelson also reported that a Citizens Advisory Committee has been created to give input on the Park, which will when it becomes active, will meet every few months to give feedback and the plans being developed there. This group will have representatives from various neighborhoods and areas. Elk Falls Ranch residents who have offered to serve are Steve Sparer, David Crespo, Suzy Nelson, Paul Vastola, Scott Nigut and Fred Wells.

Directory

Ms. Sparer presented a mock-up of the EFPOA Directory. It was noted that Steve Sparer used plat maps obtained from Jefferson and Park Counties to create new artwork for the directory. This and future directories will be copyrighted by Elk Falls Property Owners Association. Sue Patterson, Mr. Patterson and Ms. Spikes will proof the document for any changes. Ms. Groves agreed to get a price for printing. The Board agreed to print 175 copies.

Website

Ms. Groves asked Mr. Patterson to look into obtaining a credit or debit card that can be used for the Board, so the website domain and host can be placed in the EFPOA card rather than individual Board members. Mr. Patterson said he would check with the Mutual of Omaha Bank, where the EFPOA has its accounts.

Ms. Groves also asked the Board if they would like to have a “needs and wants” section on the website, where people could post notices of items they might be selling or other notices that might normally be put on the East Gate bulletin board.

Sue Patterson communicated a request to link blogs or postings to the official EFPOA website. Ms. Sparer made a motion that the Board not move forward with a blog or postings on EFPOA website. Ms. Spikes seconded the motion, which was approved unanimously by the Board.

Vacating of County Roads

Mr. Sparer and Mr. Wells met with Tom Eisenman, director of planning and zoning in Park County approximately one week ago to ask what must be completed for the EFPOA to move forward in the road vacating application process. Mr. Eisenman said that he needs the POA Articles of Incorporation to show the EFPOA is a legal entity and proof that the General Membership has voted in favor of the vacation process. These documents are available and are being prepared for Mr. Eisenman, who will then allow application to be made. It was suggested that the Board contact Michael Chadwick of Jefferson County for assistance in working with Park County on this project.

Some Board discussion occurred about the maintenance of S. Elk Creek Rd. in the future, noting that part of the road abuts the “Sportsman’s Club property” now owned by Mr. and Mrs. Dunwoody, but maintained by the EFPOA. It was agreed that the Board should wait until a decision has been made by Park County Commissioners regarding the application for rezoning for further discussion.

The Board also discussed an article in an “The Flume” that an intergovernmental agreement recently was obtained by Harris Park residents, where \$7,200 was awarded from Park County for help with road maintenance (however residents hire the work, it is not done by Park County).

A road vacating committee was set up, members are Christine Groves, Bob Phelps, John Carr & Suzy Nelson.

Replacement of Board Members

Ms. Groves asked Mr. and Ms. Patterson what they wanted to do about their positions – whether they were going to stay on the Board (because they are moving). Both Mr. and Ms. Patterson said they did not know when their house would sell so they would be willing to stay on board. Ms. Sparer suggested that members of the current Board fill in until the next Board is elected at the Annual Meeting which is in July. Suzy Nelson volunteered to assume secretarial duties and David Petersen (past Board treasurer) has offered to help with the treasurer’s duties in the interim.

New Committees

Several new committees were discussed by the Board. It was suggested to seek out volunteers for a Road Vacation Committee, a Pine Beetle Committee and an Environmental Committee. Ms. Sparer said that in the past several residents have expressed an interest in a neighborhood “Clean-up Day”. She noted that some HOA’s in the mountain area schedule an annual Clean-Up

day for residents to pick up garbage, pull weeds, and gather slash along the roads and their properties

East Gate Bulletin Board

Resident Con Mechler asked if she could post a notice on the East Gate Bulletin Board for her blog “Elk Falls Fusion.” The Board had no objection.

West Gate Bulletin Board

Discussion about the West Gate Bulletin Board was tabled until its next meeting of the Board.

Annual Meeting

The Board discussed possible locations and dates for the Annual Meeting. Mr. and Ms. Sparer visited Meadow Creek Bed and Breakfast and discussed options with the proprietors. This and other locations will be investigated by the Board before its next meeting.

Member Communication

The Board discussed developing a formal, business-like procedure for members to address their concerns and request information. The purpose would be to respect the privacy of Board members’ home telephones and personal email, as well as to acknowledge that Board members give of their own personal time to serve the community and are unpaid volunteers. Further discussion followed about the status of posting as much information as possible on the EFPOA website so that members can access it at their own convenience.

A plan to address any members’ concerns in a business-like manner will be discussed at the next Board meeting.

Re-zoning Application Meeting in Park County – April 17

Ms. Groves reminded everyone in attendance about the 10 a.m. meeting on Thursday, April 17, where the Park County Board of Commissioners will hear a petition from Mr. and Mrs. Dunwody, asking that she obtain agricultural zoning for the Sportsman’s Club property purchased in January.

At the Park County Planning Commission Meeting, the Planning Commission voted to allow a zoning change for the former Sportsmen’s Club property to agricultural, but with special conditions. Please consult the EFPOA Web site (elkfallspoa.org) for complete details of the petition and list of special conditions approved by the Plan Commission.

Approximately 130 people signed a petition opposing the change to agricultural zoning, which would allow for many more features to be built on the property, including but not limited to a cemetery, campground, animal shelter, church, dwellings, crisis center, craft studio, daycare, conference and retreat center, group home, or even a landfill.

The EFPOA Board believes that agricultural zoning is not conducive zoning to adjoin a residential area. A full presentation will be presented at the Park County Board of Commissioners meeting and is available at www.elkfallspoa.org along with the application by Mr. and Mrs. Dunwody.

Old Business

Mr. Sparer asked that Ms. Groves post the Articles of Incorporation and original Bylaws on the web site.

May Meeting

The next meeting of the Board is slated for Monday, May 19 at 6 p.m. at Ms. Groves home.

Adjournment

The meeting adjourned at 4:45 p.m.