

ELK FALLS PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING SEPTEMBER 25, 2008

Attendees: Ken Flemingloss, Vicki Beacom, Suzy Nelson, David Crespo, Renae Braun, Con Daily – Guest, Mary Gumm – Guest and Carolyn Hartshorn – Guest.

The meeting convened at 6:40 PM. The minutes from the previous meeting were reviewed. R. Braun moved to approve the minutes. D.Crespo seconded. Motion passed.

C. Hartshorn - In the history of the EFPOA, in 1965 EFPOA was filed with the state. With a lease on the Sportsmen's Club property. C. Hartshorn says EFPOA is not a legal POA because of improper paper filings between 1965 and the mid 1980's. C. Hartshorn provided no documentation of her statements to the board.

M. Gumm did a financial review of the EFPOA books. She found some receipts and invoices from 2007 were missing. R. Braun will also check on the escrow account.

D. Crespo – motioned to send M. Gumm a \$20 perennial as a thank you for her time reviewing the financials. V. Beacom seconded. Motion passed.

Architectural report – Vicki Beacom.

D. Petersen wants to add a sunroom to his home on Berg Lane. She need to get back to him.

R. Braun – Motioned to accept the architectural report. K. Flemingloss seconded. Motion passed.

Road Report – Ken Flemingloss

The potholes in front of the lodge were filled. Drayton Dunwody helped Ken with the job. K. Flemingloss is in the process of setting up a meeting with Colorado Black Bear to clarify the snowplowing contract. We need to amend the contract to state no plowing will be done unless there is 3" of snow on the roads. K. Flemingloss met with Drayton Dunwody and has a verbal agreement to have the POA plow the snow and grade on Jensen and Juniper Rd. V. Beacom – Motioned to accept the road report. R. Braun seconded. Motion passed.

There will be a meeting at the lodge on Thursday, October 2, 2008 6:30 PM to discuss A2 Zoning and a special use permit on the Dunwody property at Lower Lake Ranch. This is an informational meeting with Jefferson County Planning and Zoning. This is a special use permit available with the existing A- 2 zoning. The county is seeking public input for this permit application. EFPOA will send a letter to the membership informing them of the upcoming meeting. The EFPOA will continue with the meeting for the HOA and the Dunwody's at the Elk Creek Fire Department Sunday, October 26th at 3PM. POA will send a letter to the members. S. Nelson will confirm the October 26th meeting date with Vera Dunwody. D. Crespo will call Jefferson County saying we will send a letter to our membership regarding the upcoming special permit public meeting.

Treasurer's Report – Renae Braun

R, Braun checked on the EFPOA insurance bill. The acre of land deeded to the HOA in front of the State Park gate on Berg Lane has been added to the insurance coverage. Total to Colorado Casualty is \$1264. \$55 to IREA. Sect. of State - \$10. Jeff Bergstrom - \$150. S. Nelson motioned to accept the treasurer's report. K. Flemingloss seconded. Motion carried.

The electricity has been terminated at the power pole in front of the lodge. EFPOA has been paying a flat fee for the meter of \$25.10 since January 08 when it was shut off. R. Braun will contact IREA to terminate the monthly billing. D. Crespo motioned to have the meter, light and pole removed. K. Flemingloss seconded. Motion passed.

R. Braun will not file liens on property owners in arrears on dues at this time. R. Braun will post signs for Tick or Treating for Friday October 31st. If you want Tick or Treating, light your lights and put out a Jack O Lantern. The exact time will be determined later.

The next Board meeting will be October 30th at David Crespo's home 7PM. S, Nelson motioned to adjourn. D. Crespo seconded. Motion carried. Meeting adjourned at 8:45 PM.

Notes submitted by Suzy Nelson