

Elk Falls Property Owners' Association

8 October, 2009

Suzi Nelson's house, 19:00

Present:

Suzi Nelson
Renaë Braun
Robbie Robinson
Bob Phelps
Fred Wells

Guests:

Sam Shapiro
Bill Woods
Barbara Woods
Bonnie Borkowski
Vera Dunwoody
David Crespo
Vicky Beacom

I. Guests were offered a chance to comment or ask questions –

A. Bonnie – Stated that according to the postmaster the board has all the mailbox keys. Bonnie is concerned that the Board may have a key to her mailbox. Response from Renaë: The Board only has keys to unused mailboxes.

II. Financial report – Renaë – No bills have been submitted since early September. Financial statement was distributed. Moved to accept & seconded. Approved.

III. Roads – Suzi – We now have a signed snow plow contract from Black Bear. Suzi's understanding is that snow plowing is to be *finished* by 9:00. Suzi received today a contract from Scott (High Country Trucking) for road grading. It will be \$110/hr. There is a 1 hour setup charge but that will be waived for minimum of 6 hours of work. There is a surcharge if diesel fuel exceeds \$3.25 / gal.

Robbie requested clarification that plowing would really be finished by 9:00 as it was not explicitly in the contract. Alternatively plowing should start no later than 7:00. Suzi will clarify with Black Bear.

ATV's have been seen on the roads. No unlicensed vehicles are allowed on the roads. Robbie will call the presumed owners on behalf of the Board.

Suzi discussed culverts and where to push snow with Drayton per last month's meeting. It is still not clear what the best alternative is.

Drag racing has been observed but there is nothing we can do about it.

Moved to accept & seconded. Approved.

III. Architectural report – Fred – Nothing to report, everything on hold. Moved to accept & seconded. Approved.

IV. Park Report – The state parks board has approval 18 miles of trails and day use only for when the park opens. There will be a public meeting on 10/28. No date for opening has been set yet but it will probably be sometime in 2011. Moved to accept & seconded. Approved.

V. Minutes – Bob – Corrected minutes were distributed. Moved to accept & seconded. Approved. Bob will e-mail a copy to Christine Groves for posting on the web site.

VI. Mailbox move – David Crespo – Approvals have been received from Jefferson County, the state parks, and the postmaster. We are only awaiting EFPOA Board approval. David distributed a handout with a plan, contractors, and “Outstanding Action Items” which the Board must handle. Fred moved we close written bids in one week. If no more bids are received, we will accept the bids David has presented. Seconded, Approved. Suzi was asked to talk to Scott to see if he wants to bid. Moved to approve the move as presented & seconded. Approved. Robbie will sign easement papers tonight.

The Outstanding Action Items will be handled as follows:

- Volunteers – to move mailboxes Robbie, Sam, Peter Braun, Paul Vastola.
- David will count and take care of newspaper stands to make sure there are enough spaces.
- David will look into moving the light (i.e. get estimate) to the new mailbox location.
- David will be middle man regarding moving dirt.
- Board needs to send out a mass e-mail and place a notice on the bulletin board. Robbie will write a draft.

VII. Old business:

- Lower Lake Ranch committee has not met because Bob was out of the country. Bob will contact the members and arrange a meeting ASAP.
- Web site ownership. Bonnie complained about late posting of minutes and many broken links. Robbie will contract Christine and see what’s up. Problems may be old (before Christine). If she doesn’t want the job any more Bob will volunteer to take over the web site.
- Filing of required state filing will be taken care of by Renae.
- Regarding the missing Elk Falls Ranch sign at west gate – we should file police report. Fred will do it.
- New speed limit signs have been received – Suzi and Robbie will post them.
- Old signs from the West Gate area that the Dunwody’s removed have been destroyed. Vera has the new signs that Fred Wolf made. Vera will give them back to Fred Wolf and we will have to get them from him. Location of signs needs to be determined. We need signs for safety reasons. Robbie stated we need to know where they will be and what the signs should say and whether the old signs will work before order any more new signs. Suzi and Robbie will look into where the signs should be placed. If the best place is on a homeowner’s property the homeowners need to agree to placement.

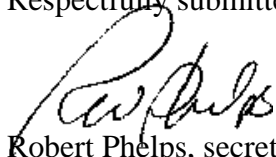
VIII. New Business

- Sam – The old East Gate security control gate has been “uprooted”. Robbie and Suzi will look into it.
- Bankruptcy issue – A homeowner is \$700 in arrears on his dues but has declared bankruptcy. Fred stated that if it is a no asset” case our claim is discharged but charges accrue after bankruptcy filing. Homeowner association liens are “automatic” as soon as the assessment is made – they don’t have to be filed but are sometimes because it gets the attention of the homeowner

IX. The next meeting will be on the second Thursday of November, 12 at Robbie’s house. [Changed to November 5 as of 10/26.]

Adjourned at 20:30.

Respectfully submitted,



Robert Phelps, secretary

Submitted by David Crespo:

EFPOA Mailbox Move

10/08/2009

Approved by:

Pine Junction Postmaster
JeffCo Road and Bridge
JeffCo P & Z
State Parks (Easement provided)

BOD has copy of State Parks Easement. FYI – 30 years is the maximum State Parks provides any type of easement. When approved, both signed, originals need to be returned to Scott Roush at Staunton State Park.

Vendors

Spoke to Shane at II & S Construction busy & never able to line up time to inspect for estimate
Scott Crawford previously gave verbal estimate of approximately \$1,375 did not return calls for written estimate (unsure if verbal estimate included road base)

Hal Quist provided attached written estimate – local guy, great reviews on Pinecam. (we need to find a place on Elk Falls Ranch to drop 10-15 yards of topsoil.

Verbal Estimate for B & B Concrete approx \$1,625 with wheelchair access plus all bolts, rebar etc. to meet postmaster specifications (written estimate is being sent via US Mail). Previously lowest cost vendor with experience laying US Postal approved pad - still looking for back up bid vendor.

Timeframe

Timeframe to start project is 10 days from BOD approval.

Excavation is 2 days

Concrete is 1 day plus 2 days for hardening

Need 5 days advance notice for Postmaster to confirm attendance/supervision

Outstanding Action items

Due to recent budget cuts, we will need volunteers to move the mailboxes (expect 4 hours maximum)

Need to advise snow plow contractor to push snow toward culvert and be aware of road base

Have additional newspaper stand created to ensure ample capacity – in process

Gage level of BOD interest to have a light installed

Post signage / send email for free, clean fill ,delivered to EFPOA dues paying residents and have back up plan if there are no interested homeowners.

Notify Scott at State Parks in writing of scheduled landscaping dates - per easement requirements