

ELK FALLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 9, 2009

ATTENDEES:

BOARD OF DIRECTORS

Rena Braun

Bob Phelps

Suzanne Nelson

Fred Wells

TITLE

Treasurer

Secretary/Conducting this meeting

Roads/taking minutes at this meeting

Architectural

OTHERS

Bonnie Borkowski

Karen Shapiro

Sam Shapiro

Kate Biller

Guest

Guest

Guest

Guest/also taking minutes

I. CALL TO ORDER

Bob Phelps called the meeting to order at 7:15 PM. There was a review of meeting policies. Guests were invited to speak. B. Borkowski complimented the updated website. She asked for a clarification of the name Elk Falls Ranch Property Owners Association presently on the site. The board agreed to remove Ranch from the website name for consistency. Ms. Borkowski was concerned about "Old Crow Boutique" operating from a home. The Board will only consider written complaints.

II. APPROVAL OF MINUTES

The minutes from the November 5, 2009 Board meeting were distributed by email. S. Nelson motioned and F. Wells seconded to approve minutes as amended.

III. ROAD REPORT

Road chairman Suzanne Nelson reported the delay due to broken equipment resulting in partial grading performed by High Country Trucking. Ms. Nelson had a neighbor request salt and sand be applied near the intersection of Elk Creek and Juniper Rds. for ice mitigation. Ms. Nelson said she would contact Drayton Dunwoody. The mailbox move has been delayed due to a neighbor complaint to Jefferson County.

IV. TREASURERS REPORT

Treasurer Rena Braun paid ongoing bills for snow plowing, and IREA. Also approved was payment of \$2200 to Castleman Flatwork Constructions for cement work at the new mailbox location. Only 6 properties are delinquent on dues. Policy for future owed dues: a certified letter will be mailed contacting delinquent property owners advising a late charge of \$25 plus 1 ½% interest per month from the date due of billing and lien will be filed April 1. Regarding bankruptcy, the HOA can't collect monies due prior to the date of the bankruptcy filing. F. Wells moved to pay invoices. S. Nelson seconded. The motion carried.

V. ARCHITECTURAL REPORT

Fred Wells had nothing to report.

VI. OLD BUSINESS

A. Website

Bob Phelps reported we own Elk Falls Ranch.net and.org and Elk Falls POA.com. The invoices in January 2010 will be accompanied with an HOA letter requesting directory/database updates as well as commercial and business/service listings on a separate page included with the new telephone directory.

B. Lower Lake Ranch Committee

The last meeting took place November 30,2009. Juniper/Jensen Rd. access was discussed. B.Phelps documented his recollections in an email letter to the Dunwody's. Vera Dunwody emailed her recollections. B. Phelps will contact Lower Lake Ranch asking for a formal proposal for uninterrupted access to Juniper/Jensen Roads. He will request more information by January 7,2010. The liaison committee has made no formal proposal to the Board. B. Phelps motioned the Board retain legal counsel. F. Wells seconded. Motion was carried to approval.

C. Replacement Board Member

The Board needs a written letter of resignation from Robbie Robinson. B. Phelps will contact R. Robinson.

VII. HOLIDAY PARTY

R. Braun motioned to contact Crossroads Restaurant for an HOA pizza/pop party with a budget of \$150 for Sunday, December 20th 4-6 PM. Nelson seconded and motion was carried to approval.

S. Nelson will email a copy of the preliminary 2009 Annual Meeting Minutes to Christine Groves to post on our website. A copy will also be posted on the back of the east gate bulletin board. B. Phelps will write an informational letter to the HOA to be mailed and emailed.

VIII. NEXT MEETING DATE

The next meeting is scheduled for January 14, 2010 at S. Nelson's house 7PM.

IX. ADJOURNMENT

The meeting adjourned at 9:30 PM.

Respectfully submitted

Suzanne Nelson