

ELK FALLS PROPERTY OWNERS BOARD MEETING MARCH 12, 2009

Attendees: David Crespo, Bonnie Borkowski, Vicki Beacom, Ken Flemingloss, Carolyn Hartshorn, Suzanne Nelson and Renae Braun

S. Nelson moved to begin meeting. K. Flemingloss seconded. Motion carried. Meeting began at 7:10 PM.

V. Beacom motioned to accept meeting notes from January 29, 2009. D. Crespo seconded. Motion carried.

The 2009 address, phone directory and newsletter were printed and mailed to the membership.

S. Nelson – Motioned to pay the Dunwody's rent of \$24 for 1 year of rent for the west gate mailboxes. V. Beacom seconded. Motion carried.

R. Braun moved to draft a letter to the Jefferson county residents using the west gate mailboxes inquiring whether they want to keep getting mail at that location or move their mailbox to the east gate rack. If the Jeff co residents remain at the west side, they would engage in a rental agreement with the Dunwody's for \$1 per year. An email would be sent to Vera and Drayton Dunwody for approval prior to sending the letter to residents. R. Braun will prepare a list of addresses. D. Crespo seconded. Motion carried.

ROAD REPORT – Ken Flemingloss

The roads are bad, but cannot be graded at all until we get moisture. Put up a letter on the bulletin board explaining road conditions and plan for maintenance. We will put it on the website and send a membership email.

D. Crespo moved to provide a \$50 gift certificate from Zoka's restaurant to Bob Mechler thanking him for spot grading the roads. K. Flemingloss seconded. Motion carried.

MISSING ROAD SIGNS

K. Flemingloss talked to Mike Aragon concerning his driveway access off of private property. He got paperwork from M. Aragon that he turned over to the Dunwody's. Both parties are in negotiation.

K. Flemingloss motioned to have Fred Wolf craft 2 signs; one to say Elk Creek Road with an arrow. The second sign would say to Juniper and to Jensen. They would be placed on Elk Creek Road near the old west gate. The signs would be made within 2 weeks and cost up to \$150. D. Crespo seconded. Motion carried. In the interim, K. Flemingloss will ask the Dunwody's to put the signs back up for safety concerns that they removed. If the Dunwody's don't comply with the request to put the road signs back, the board agreed to have D. Crespo contact the Park County Sheriff and have them request the signs be returned.

NEW BUSINESS

Approval of outstanding bills.

1. Directors and Officers liability insurance - \$1369.
2. Jeff Bergstrom's attorney fees \$1100.
3. \$191 to Suzanne Nelson for postage and newsletter printing plus envelopes.
4. \$184. To Steve Sparer for printing of the directory.
5. \$16 property tax for 1 acre of vacant land (roadway).

S. Nelson motioned to pay all bills except the attorney fees. D. Crespo seconded. Motion carried.

R. Braun motioned to pay the Jeff Bergstrom bill, \$500 for the HOA legality questions and verification and \$600 for 4 other conversations. See attached invoice. V. Beacom seconded. Motion carried. K. Flemingloss was opposed.

Vicki Beacom needs more info to reference architectural guidelines. S. Nelson will check records for historic reference. V. Beacom spoke with M. Herring regarding his large boulders at the end of his driveway. She will ask for a release from liability letter to HOA in case of an accident.

R. Braun motioned to send out second notices to homeowners who have not yet paid their 2009 HOA dues by the due date. Waive the late fee of \$25 and interest if they pay by July 1. S. Nelson seconded. Motion carried.

R. Braun sent intent to lien letters out February 2009. Payment is due by April 1 or liens will be filed at the appropriate counties.

K. Flemingloss gave a request letter to the board. He will have an independent audit of the 2005 -2008 HOA financials. Document is attached. R. Braun asked for more specificity, which K. Flemingloss agreed to provide. The next board meeting is scheduled for Thursday, May 7, 2009 at the home of D. Crespo 7PM.

K. Flemingloss seconded. Motion carried.

The meeting adjourned at 9:15 PM.

Notes submitted by Suzy Nelson.