

ELK FALLS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS
TRANSITION MEETING MINUTES – AUGUST 6, 2009

Attendees	Title
David Crespo	President
Suzanne Nelson	Secretary
Vicki Beacom	Vice President/Architectural
Ken Flemingloss	Roads
Renaë Braun	Treasurer
Robbie Robinson	elected BOD 7/12/09
Bob Phelps	elected BOD 7/12/09
Fred Wells	elected BOD 7/12/09
Sam Shapiro	guest
Jane Hulko	guest
Christine Groves	guest
Mary Gumm	guest

I. MOTION TO BEGIN MEETING

R. Braun motioned to begin the meeting. S. Nelson seconded. President Crespo called the meeting to order at 7:10 PM.

II. MOTION TO ACCEPT MINUTES

In the July 15th minutes, R. Braun requested a change from Ranch Rd. to Juniper Rd. K. Flemingloss had a right to comment there was something he opposed in the minutes, but could not identify what it was he opposed. The July 15 minutes were approved as corrected.

III. OLD BUSINESS

a. Website Review.

In the past Bonnie Borkowski had identified broken links and malfunctions on the website. The domain name renewal date is August 30, 2009. Christine Groves will relinquish the domain names. Ownership of the domain names needs to be transferred to the EFPOA. And the new board will be listed as the contact person with password authority.

b. Mailbox Move Update

The State Park BOD passed the perpetual easement request from the HOA. D. Crespo will email the perpetual easement document to the new BOD. In exchange for the perpetual easement, the State Park requested a waiver of two years HOA dues on the Boyd Property. The Post Office will move the mailboxes free of charge. D. Crespo will continue with the moving project to completion. S. Shapiro requested that the cement pad where the east gate mailboxes now reside, be removed. D. Crespo will ask Fred Wolf to make another newspaper rack. K. Flemingloss wants to leave one set of mailboxes at the west gate location. He wants to get other homeowners to join him. All mailboxes will be moved to the new east Elk Creek Rd. location as was voted at a prior BOD meeting.

IV. ANNUAL MEETING ACTION ITEMS

EFPOA BOARD MINUTES AUGUST 6,2009

- a. Selling old speed bumps on Craig's List.
K. Flemingloss has speed bumps at his house. S. Nelson and P. Vastola have a set at their house. D. Crespo will list and sell all of them at \$10 each.
- b. Road Vacation
A committee was formed at the Annual meeting with R. Robinson, B. Phelps, F. Wells and B. Woods. They will be pursuing the road vacating process in Jefferson and Park Counties.
- c. No emails have been received regarding the road paving proposals presented by Quality Paving at the Annual HOA meeting. D. Crespo asked the new board to poll the membership for ideas on whether they want to pursue paving any roads.
- d. The new BOD is charged with negotiating with the Dunwoody's discussion for easement and signs for Juniper, Jensen and Elk Creek Roads.
- e. The new Bylaw that was adopted July 25, 2009 will be added to the amended Bylaws under Article IV Officers – Section 6. It will also be sent to our attorney Jeff Bergstrom for record keeping. Jeff Bergstrom is leaving his present law firm and will send us contact information when he joins his new firm.

V. APPOINTMENT OF NEW OFFICERS

- a. F. Wells motioned to appoint the following new slate of officers:
Robbie Robinson – President
Fred Wells – Vice President/Architectural
Suzy Nelson - Roads
Rena Brae Braun – Treasurer
Bob Phelps – Secretary

R. Braun seconded. After discussion, the motion passed unanimously.

R. Robinson thanked the prior board. B. Phelps delegated S. Nelson to continue taking of the minutes for the duration of this meeting. President Robinson said the best boards work together, act professionally and always do the best they can.

F. Wells reminded the new board to make decisions together when spending any HOA money.

R. Robinson wants to establish regular BOD meetings the second Thursday of each month. The next BOD meeting will be at President Robinson's house on Thursday, September 10th at 7PM.

VI. NEW BUSINESS

- a. R. Braun motioned to obtain bids for cement removal at east gate mailbox location. F. Wells seconded. The motion passed.
- b. B. Phelps motioned to remove the old newspaper rack at the east gate and dispose of it and have D. Crespo contact Fred Wolf to build a new one for the new location. F. Wells seconded. The motion passed.
- c. F. Wells motioned that R. Robinson send a letter to Jefferson County by August 13th that we continue our petition for road vacating in Jefferson County and that Park County is now agreeable to continue with the vacating process. B.

Phelps seconded. F. Wells reviewed the pros and cons of road vacating to K. Flemingloss. The motion carried.

VII. TREASURERS REPORT

- a. S. Nelson had receipts for \$65 for refreshments for the Annual HOA meeting.
- R. Braun: \$43 for labels and copies for the Annual HOA meeting.
- P. Vastola: \$8 for proxy box parts.
- V. Beacom: \$26 for refreshments for the Annual meeting.
- D. Crespo; \$17.75 for copies and ice for the Annual meeting.
- C. Groves will renew the registration for the EFPOA domain names for the website. And hosting fees will need renewing in the coming months.
- R. Robinson motioned to pay these bills. F. Wells seconded. The motion carried.

VIII. OTHER BUSINESS

- a. Snowplowing contract.
 - b. The HOA needs to obtain 3 bids for snowplowing. Robert from Black Bear will plow for the same price as last year.
 - c. The HOA will need to initiate discussion of Juniper Road snowplowing with the Dunwody's.
 - d. Suzy Nelson will make fall grading recommendations at the September meeting.
 - e. J. Hulko is concerned about the school bus turnaround road condition at the west gate. R. Robinson stated that is a matter between the Dunwody's and the school districts.
 - f. S. Nelson inquired about the potholes in front of the lodge.
- K. Flemingloss said they had been filled with dirt.

R. Robinson motioned to adjourn the meeting and go into executive session with the new Board. .

F. Wells seconded.

The meeting adjourned at 8:45 PM.

Minutes submitted by Suzanne Nelson