

Elk Falls Property Owners' Association

Board meeting

2/24/2012

Board members present:

Rena Braun

Suzy Nelson

Paul Vastola

Fred Wells

Bob Phelps

Guests present:

Carol Phelps

- I. The meeting was called to order by Paul at 21:02.
- II. Introduction of guests: Carol complained that the meetings were too long.
- III. The minutes of the last meeting (12/19/2011) were reviewed and it was moved by Paul to approve them as corrected. Approved.
- IV. Old business:
 - a. Trial reactions – tabled for informal discussions
 - b. Archiving records – We will eventually get all documents, electronic copies of scanned documents, and exhibits from the attorneys. Bob will look into the best way to store them and where and report back to the board.
- V. Road report:
 - a. George's condition – his eye operation is complete and he is doing better. But he has had problems getting everyone plowed in a timely fashion. Mike Tamburrino is working with George. It is not clear whether Mike is an employee or an independent contractor and whether there workman's compensation insurance is available. After a long discussion it was decided that George either needs to do the work himself, or provide workman's compensation insurance for Mike, or the EFPOA needs to complete an independent contractor agreement with Mike and pay him directly. Suzy will follow-up with George.
 - b. Snowmobiles have been a safety issue. It was unknown who has been using them in the subdivision. It was decided to put a note in the newsletter that they are illegal on or off the roads in the subdivision.
 - c. The need for sand on the driving area near the mailboxes was discussed. No conclusion was reached. Suzy will look into asking George to add sand to the area if it becomes bad enough.
- VI. Treasurer's report:
 - a. The Board discussed hiring a collection agency \$600 for 50 collections. This particular agency has a good reputation. After letters are sent, the agency can report the individual to a credit reporting agency which should improve collections.
 - b. The Board discussed providing amnesty if homeowners paid back dues, and whether the threat of using a collection agency combined with amnesty would help collections. The issues were tabled for future discussions.
 - c. The most recent financial report was passed out. We have less than \$10,000 as of the end of January but \$30,000 has been collect so far in February. There is still \$30,000 outstanding.

- d. Approximate outstanding commitments (not counting attorney fees for the access trial include:
 - i. Experts at trial:
 - 1. Diana Askew submitted a bill \$3700
 - 2. Scott Albertsion \$2900
 - 3. Jehn Engineering \$1600
 - ii. Expert document solutions \$2700
 - iii. Suzy for \$66 for mailing expenses
 - iv. Bob Feraldi \$150 for court appearance
- Paul moved to pay experts and other expenses. Approved. A new invoice from MLS has not been received yet.

VII. Architectural report:

What does the recent award of an easement entitle residents to once the judge's order is finalized? Fred will write the outline of a form letter that homeowners can use to let vendors, friends, etc. know the status of the roads and that they can't be denied access to the roads.

VIII. New business:

- a. Street signs for Juniper and Jensen Roads – Paul will investigate putting signs pointing out Juniper and Jensen Roads in the right of way. According to Judge Groome's order and the Feraldi survey, some Lower Lake Ranch signs are on the public part of Elk Creek Road.
- b. Unknown persons have been parking near the mailbox area and/or along Upper Ranch Drive because they supposedly couldn't make it to their houses. Whether this rationale is true was not clear. Paul will prepare a note to put under the windshield wipers to warn people it is not legal to park on the roads.
- c. Date for annual meeting – it was proposed to hold a neighborhood meeting in Staunton Park when it opens but that will probably not be possible this year. The second Sunday in July is July 8. Suzy will call the fire department to try to reserve the meeting hall.
- d. Mailbox rekeying – Renae mentioned a problem with re-keying mailboxes. A new homeowner needed their box rekeyed. Renae arranged with the post office to re-key the box (they use an outside vendor to do it) and bill the new owner. The dues only include maintenance of the mailboxes and surrounding area. Individual mail boxes details are between the homeowner and the post office.
- e. The next meeting will be Monday March 26 at 7:00 a Fred's.

- IX. The meeting was adjourned at 22:30.

Respectfully submitted,

/s/ Bob Phelps

Secretary