

Elk Falls Property Owners' Association
Board meeting
7/2/2012

Board members present:

Renaë Braun
Suzy Nelson
Paul Vastola
Fred Wells
Bob Phelps

Guests present:

None

The meeting was called to order at 20:24

There were no guests

The minutes of last meeting on 4/29/2012 were approved by e-mail and are posted.

The Board discussed 2012 annual meeting agenda items which should include (Paul will revise as needed):

- Firewise
- Zoning enforcement (information, form committee, report to board)
- Legal status and appeal
 - Status of roads access
 - Status of appeal
- President's report
- Treasurer's report
 - Collection agency
- Architectural report
- State (park) report
- Davis party
- Miscellaneous items (new business) that come to the Boards attention

The Board approved funding refreshments for the annual meeting to a maximum of \$50 for cookies, peanuts, water, coffee, and paper cups.

Old business:

Street signs – Paul displayed signs commissioned by a previous board. There was discussion as to whether the signs were appropriate. Since we have the signs, we will install them as a trial.

Road maintenance – We need to make sure the contractor knows about the decree and make sure he is willing to maintain the roads. Suzy will ask the contractor to do the roads unless the Dunwodys threaten him. If so, he doesn't need to do the roads but needs to testify at a contempt trial the association will bring. Paul will send a letter to the Dunwodys saying we plan to maintain the roads and to the contractor stating the details above.

Road report:

Spring grading is complete but the roads are not great because of dryness. Suzy expressed a need for new plastic culvert markers because some of the old ones are broken. Suzy will research it.

Treasurer's report:

Bob Wallace will do the annual financial review.

Collection agency – Fred will review the contract.

Current funds available, \$25,000.

The board decided to make payments to MLS for \$10,000. Alternatives for additional payments were discussed including an immediate special assessment, an increase of dues, and possibly other assessments. Renae will figure out the cash flow and make recommendations for the rest of the year as well as what to recommend at the annual meeting.

Architectural report:

Nothing

New business

Summer party committee Sunday Sept 8

The meeting was adjourned at 22:24.

/s/ Bob Phelps

Secretary