

Elk Falls Property Owners' Association

Board meeting

3/26/2012

Board members present:

Renaë Braun
Suzy Nelson
Paul Vastola
Fred Wells
Bob Phelps

Guests present:

None

- I. The meeting was called to order by Paul at 19:56. The minutes from February 2012 were reviewed and approved as amended.
- II. Introduction of guests – none.
- III. Old business
 - a. Keeping records and archiving – the Board had a long discussion about what and how to archive various Association documents. Bob suggested keeping them on CD and on-line (e.g. on the 'cloud') and sorted by year. Most believed that encryption would not be necessary. We need to have a document plan before next year. We will review this next month.
 - b. Street signs for Juniper and Jensen Roads – tabled.
 - c. No parking sign for mailbox area – tabled.
 - d. Shapiro invoice – Paul will check to see that the job was done. There were a number of inconsistencies with the invoice including a trip charge on the bill to EFPOA although other tasks were included in the visit. Paul will ask for cancelled check and offer to split the fee.
- IV. Road report – We are in need of a spring grading but can't grade until there is some moisture. George added Mike to his certificate of liability insurance.
- V. Treasurer's report – We have approximately \$28,000 in the bank. The MLS bill for litigation is approximately \$78,000. A number of plans to budget money were discussed including methods to reduce the MLS bill. A big item is whether we get the expenses awarded by the judge and whether legal fees are awarded on appeal. The only other bill this month was for registration with the department of real estate for \$44.73. Bob moved approval. Approved.
- VI. Architectural report – Fred received a certified mail from Dan Richmeier for what he calls a 'picnic table cover' that is under construction. Paul moved approval of the plans as submitted. Approved.
- VII. New business:
 - a. The summer party committee will be headed by Suzy Nelson who will recruit a committee and start communication with the Davises.
 - b. The fire house is reserved for our summer meeting July 8.
 - c. The newsletter and new phone book update will be discussed at the next meeting. Some thought sending the new phone book shortly after the annual meeting would be

better than waiting until after Christmas, especially since one was not sent as per usual in January because of trial obligations.

- d. Mailboxes – Renae has discussed re-keying the mailboxes with the mail carrier. New locks have been installed in the two boxes missing keys and a box for an owner who lost a key. There was much confusion because of a homeowner who lost keys. Renae learned that we can buy new locks for a reasonable fee and replace the locks. Therefore it is unnecessary to drill out locks. Renae will follow-up with the postmaster.
- e. The next meeting will be Sunday 4/22 1:00-3:00 [change to Sunday 4/29, same time] at the Phelps’.

VIII. Adjourned at 21:52.

Respectfully submitted,

/s/ Bob Phelps

Secretary