

Elk Falls Property Owners' Association

Board meeting

4/29/2012

Board members present:

Renaë Braun
Suzy Nelson
Paul Vastola
Fred Wells
Bob Phelps

Guests present:

None

- I. Paul called the meeting to order at 13:17. The minutes from March were approved as corrected.
- II. Introduction of guests – None.
- III. Old business:
 - a. Shapiro invoice – Mr. Shapiro refused the compromise offer. Fred moved to pay the Shapiros the \$400 by offsetting their unpaid dues by \$400 because it will cost more in time and money to oppose it. Seconded by Suzy. After discussion the board voted 3 to 2 to approve. Paul will send a letter that we will offset the dues pending payment of the remaining \$100 of dues owed.
 - b. Merlel Lehmkühl will make street signs for us to replace the missing Juniper and Jensen street signs. However the Board decided to delay installation until we have enough clarification to be assured that we can legally do so.
- IV. Road report –There are potholes in front of lodge. Suzy will call Jefferson County and see if they will repair them. Bob will lookup how to fix potholes and communicate with Paul. Suzy will look into vendors that can do the repair. We will contact each other by phone.

The spring grading has started. Some road base has been delivered. We will grade all roads including the disputed roads when we get enough moisture.
- V. Architectural report – nothing to report
- VI. Treasurer's report – Paul moved to pay the D&O insurance premium of \$5270. Approved. Fred will call MLS regarding budget issues for the appeal and discuss payment options.
- VII. New business:
 - a. The Board discussed sending notices to people delinquent in 2012 dues as well as prior years. The decision was made to send the same letter to all delinquent members stating that if any outstanding dues is not paid promptly that they will be sent to a collection agency unless a hardship exception is requested.
 - b. Summer party committee – Suzy will continue with the organization.
 - c. It was decided to formally announce the annual meeting as part of a newsletter. Articles will be due in two weeks. Bob will collate them into a newsletter for printing and generate proxies that will also be included.

- d. Next meeting – There will be no meeting in May. The time and place for a June meeting will be determined by e-mail.

VIII. The meeting was adjourned at 14:55.

Respectfully submitted,

/s/ Bob Phelps

Secretary