

Elk Falls Property Owners' Association

Board meeting

1/30/2013

Board members present:

Renaë Braun

Suzy Nelson

Paul Vastola

Fred Wells

Bob Phelps (by phone)

Guests present:

none

I. Paul called the meeting to order at 19:18.

Minutes of the 11/11/2012 meeting were reviewed and approved as revised.

Paul tabled the bylaws item under Old Business.

Old business item 3 – Advisement of contempt case outcome. Still needs to be done.

II. No guests were present

III. **Mailbox keys** – The Rausch's should have Knight's mailbox key. Knights claim they mailed the key. Renters need a key. Renaë will coordinate replacing the lock.

IV. **Accident at the West gate** – There has been no follow-up from Vera Dunwoody. The Board discussed removal of broken posts and gate mechanism. The Board will not officially take action but if individuals choose to clean up debris from the area it will be at their individual discretion.

V. **Discussion of Lower Lake Ranch sign in right of way** – It was brought to the attention of the Board that the Lower Lake Ranch sign that replaced the Elk Falls subdivision sign near the West gate was in the public right-of-way. It was decided to table any action until later.

VI. **Payment of legal fees for contempt case** – \$9,900 in attorney fees and costs was awarded to the HOA. Legal counsel has inquired as to how the Board wants to proceed to collect. Several options were discussed in executive session and will be communicated to counsel.

VII. **Road report** – Tom Carr installed posts for signs at Juniper and Jensen and South Elk Creek Road intersections. A resident has volunteered to make signs. They should be installed soon.

George Heywood applied sand and salt at the bottom of Juniper at the junction of Elk Creek Road and on the steep portion of Stallion Drive. It worked well. No plowing has been required yet.

Paul retrieved the dragger for self-maintenance of roads by interested residents.

It was reported to the Board that a big trailer was parked along Lower Aspen Lane. One resident almost backed into it. The Board believed they had no jurisdiction in situations like this but noted that individuals have the right to report the trailer to the sheriff if they think it is illegally parked on a public roadway.

VIII. **Treasurer's report** – The Board authorized on-going payments to MLS for legal fees we owe.

Paul asked Renae if she needed assistance contacting delinquent property owners. She did not. The Board discussed what the minimum payment should be for people with financial hardship and/or wanting a payment plan. It was suggested that least \$50/month would be necessary for us to waive interest and fees.

IX. **Architectural report** – Nothing to report.

X. **New business/pending items** – All were tabled.

- a. The bylaws need to be revised with wording relating to having an 'alternate member'.
- b. Davis party.
- c. MLS billing – make sure they are not exceeding the appeal cap.

XI. **Adjournment**

The next meeting will be on Thursday, March 28 at the Phelps'.

The meeting was adjourned at 20:57.

Respectfully submitted,

/s/ Bob Phelps
Secretary