

Elk Falls Property Owners' Association

Board meeting

3/28/2013

Board members present:

Rena Braun
Suzy Nelson
Paul Vastola
Fred Wells
Bob Phelps

Guests present:

none

I. Call to order.

Paul called the meeting to order at 19:08.

II. Introduction of guests.

No guests were present.

III. Old business.

a. Minutes.

- i. Minutes from the 11/11/2012 meeting were approved as amended.
- ii. Minutes from the 1/10/2013 were amended and the final corrections will be sent to Board members for final approval prior to publication.

b. Signs for parking and private residences from State Park.

- i. The Board discussed the wording and placement of signs.
- ii. Suzy will talk with Jen Anderson regarding the details.

c. Informing membership about the appeal.

- i. Paul will send a notice about the scheduling and location of oral argument at the Court of Appeals on April 14th, advising that residents may and are encouraged to attend.

d. Bylaw update for alternate member.

- i. Paul will redistribute his suggestions for consideration by the Board.

IV. Road Report.

Suzy rode around the subdivision with George Heywood to review problems. Tree limbs extend into the road right of way in several places that interfere with his truck and its rear view mirrors. The large dumpster at the entrance to the Park off of Upper Ranch Drive interferes with turning the snow plow around at end of Upper Ranch Drive. Suzy will talk with Jen about the dumpster. Paul and Bob will cut the limbs if they are reasonably and safely reachable. If not we will need to hire a professional.

George Heywood wanted a two year commitment for snow plowing. He will maintain his prices except for fuel and expense cost increases. Fred moved that we pursue a two year contract that will fix our costs subject to some adjustment (which must be specified) to his hard costs and to include sanding. This is subject to modifying our current contract to provide that any consent to subcontracting or assignment must be in writing (as opposed to the current requirement for verbal consent in paragraph 8) and modifying paragraph 5 to provide that any insurance required of the independent contractor is to include comprehensive liability and workman's comp if and as required under Colorado law. Approved.

V. Treasurer's report.
No report.

VI. Architectural report.
No report.

VII. New business.

- a. D & O insurance renewal – Renae will obtain additional quotes.
- b. Annual meeting will be Sunday July 14. Suzy will contact Elk Falls Fire Department.
- c. Locks– Renae discussed a problem with the lock change on the mailboxes and a problem with the locksmith. She will meet with the postmaster tomorrow at mailboxes.

VIII. Adjournment.

- a. The meeting was adjourned at 22:30.
- b. The next meeting will be Thursday May 16, Vastola's (maybe Phelps' depending on the Vastola company situation).

Respectfully submitted,

/s/ Bob Phelps
Secretary