

Elk Falls Property Owners' Association

Board meeting

5/16/2013

Board members present:

Rena Braun
Suzy Nelson
Paul Vastola
Fred Wells
Bob Phelps

Guests present:

Carol Phelps

Call to order:

The meeting was called to order at 20:13 by President Paul Vastola.
The minutes of the previous (3/28/2013) meeting were approved by e-mail.

Introduction of guests:

Carol Phelps, no comments.

Old business:

Discussion of the bylaw update to define the duties of the annual meeting approved 'alternate' board member was tabled.

A suggestion was made to move the location of the annual meeting and picnic to the Staunton Park's Group Picnic area. It was decided to leave the meeting at firehouse and bring it up at the annual meeting where to have future meetings. It was brought up that we didn't make a donation to the fire department last year. It was moved to pay \$100 to Elk Creek Fire Department as a donation for last year and pre-pay a similar for this year (i.e. a total of \$200).

Disputed road marking: Fred suggested that once the appeal rights of Dunwodys expire, that we commission pinning of the easement boundaries and clean up encroachments as best as possible. After discussion it was decided to review the judge's decree and make a recommendation for consideration at the annual meeting.

There was a discussion about parking on subdivision roads and cul-de-sacs and who has authority to enforce no parking: the Park rangers or the sheriff? There were too many 'what ifs' to make a decision. Paul will contact sheriffs from both counties for information and recommendations.

Data storage for the organization: There was a discussion about what documents we are required to keep. It was suggested we put everything on CD, but it was not clear what would be best for the new Board. Fred will look what is required by CCIOA and each board member will then be responsible of collecting their share and convey it to the next board.

Road report:

Spring grading – Scott has been called and asked to grade roads and pull ditches. Some road base may also be needed in some areas.

Bob will buy some pot-hole filler and we will see if it is an adequate fix for the pot holes near the West gate. If this solution is not adequate, we will have to try a more expensive alternative.

Tom Carr of Black Diamond Remodeling made and installed some new signs and billed the Board for materials: \$ 311.58. Paul purchased a custom no parking sign for the mailbox area for \$30.75. Both expenses were approved for payment.

There were several plowings last winter, but costs were reasonable. Suzy is working to renew contracts for both snow plowing and road grading.

Treasurer's report:

We currently have approximately \$20,000 assets.

The Board discusses whether we should we hire someone to help with bookkeeping? The Board decided this was another item for the annual meeting.

Since we still owe MLS , we'll still continue to make payments as long as we have the money.

Payment from court for the Dunwody bond won't be released until after the appeal period has expired.

The D&O insurance has been renewal but the premium increased by 13%.

Architectural report:

No activity

New business:

Current Board members will encourage other residents to volunteer to serve on the next years' Board. It would be nice to find willing nominees well in advance.

It was decided to hold the homeowners' party at the Davis ranch on August 24.

Proxy and annual meeting announcements will be sent out during the first week of June.

Neighborhood watch: Carol Phelps will check to see what the policy is to become an official neighborhood watch community.

Next meeting:

The next meeting will be Monday, July 8, at 7:00 at the Phelps's.

Adjournment:

The meeting was adjourned at 22:22.

Respectfully submitted,

/s/ Bob Phelps

Secretary