

**Elk Falls Property Owners' Association, Inc.**  
**Annual Meeting Minutes**  
7/12/2015

**Call to order**

The meeting was called to order by the president, Paul Vastola, at 14:10 pm.

It was announced that a quorum (20% of members entitled to vote) was in attendance. There were 29 members in good standing present in person and 31 proxies were delivered to members and/or the Board of Directors from members in good standing.

**Approval of 2014 minutes**

A motion was made to approve the 2014 minutes by Don Duell. The motion was seconded by Bob Phelps. Motion passed.

**Introduction of new residents**

The following new residents were welcomed to the neighborhood:

Sue Masterson	Bob & Linea Pilcher
Mike & Bev Long	Dara Keller
Shelley Presley	Ken & Dana Sanchez

**President's report**

Paul introduced the members of the board and thanked them for their service.

A lost/plugged culvert on Elk Creek was causing road damage. Culvert was located using a metal detector.

Pinning of easement has been delayed. The owner of "Bye" house has been contacted and is leaning towards allowing EFPOA surveyor access to property in order to complete pinning of easement.

Paul encouraged members to join the board.

**State Parks report**

Zach Taylor, the new Staunton State Park manager, addressed the membership. He has been the ranger at Staunton since January 2015. He has been with Colorado State Parks since 2007. His father also worked for Colorado State Parks. The park office will be moved to the new service center when complete, which should reduce traffic on Upper Ranch. They are hoping to break ground on new service center in October and should be complete by next year at this time. He has asked his staff to minimize the amount of traffic on Upper Ranch. Members are encouraged to notify the park if visitors are accessing the park from the subdivision.

Phase II management plan includes a road from pavilion to maintenance facility at end of Upper Ranch and new trails. Initial Camping Phase: Primitive, walk in camping sites will be constructed. No fires will be allowed and fire rings will not be provided.

According to Francis Staunton directive, 90% of the park will remain rural and untouched. Visitors are increasing. 1,000 cars on Father's Day weekend.

Zach is going to contact Jeffco Road & Bridge to fix standing water at mailboxes. Park is working with Jeffco Road & Bridge to repair damage to Elk Creek Road from heavy rains. Park is working on weed mitigation and would appreciate if homeowners would do the same.

Questions:

1. Judy Lamb asked if the narrows of Elk Creek Road would be striped. Zach will continue to bring suggestion to Jeffco & CDOT.
2. Mark Madsen asked about ADA accessibility and the use of a track chair. Zach has requested a grant for track chair for the park. An ADA accessible fishing pier is also planned.
3. Fred Wells suggested rumble bars on Elk Creek to stop motorists from drifting into oncoming lane. He also asked how to eliminate Toad Flax. Zach answered chemicals. Zach to distribute info to board on what type of chemical does not disturb other vegetation.
4. David Crespo asked about the Elk reserve in the lower meadow. Zach stated at this time the park is not planning on opening the reserve to human usage. It is a marsh.
5. Charlotte Winzenberg asked about park policy on use of chemicals as they are dangerous to bees. The weed management company used by park is focused on not killing native vegetation and impacts on insects and other wildlife.
6. Kevin Bedard asked about Parks & Wildlife sharing of the new service center. Zach stated Parks & Wildlife will use it for environmental education including maps and brochures.
7. Suzy Nelson thanked Zach for patrolling subdivision roads and for acquiring the Allen Dine property. Zach stated 80 acres and the house were donated to the park in Nov 2014. House will be available to the public for events in the future.
8. Theresa Siebert asked about Phase III plans for car camping. Zach answered in 1-2 years primitive camping may be expanded to car camping they need to see how Phase I goes.

Zach encouraged residents to contact him with questions or concerns

#### **President's Report Continued**

Paul reminded residents of the following:

1. Unlicensed vehicles are not allowed on subdivision roads. It is dangerous. Contact sheriff's department to report.
2. Fireworks are strictly forbidden
3. Residents should manage noxious weeds on their property. Bob Phelps can provide guidance.

#### **Treasurer's Report (Cindy Henshaw)**

Cindy thanked Bob Phelps for reviewing the financial records for the period 7/1/14 – 6/30/15.

Cindy pointed out that 2016 full year forecast includes additional spending on road maintenance necessary due to heavy spring rains. Accounts Receivables are down from prior year. Reserves are healthy.

Paul asked Renae to discuss outsourcing of back office functions. Charlotte Winzenberg stated she thought it was a good idea and moved to charge the board with investigating use of a management company for Treasurer duties and allowing the board to make the decision. Bob Phelps seconded. All in favor except John Carr who did not want to allow the board to make the decision.

#### **Architectural (Bob Wallace) report:**

Bob thanked membership for submitting plans for board review and encouraged them to continue do so. He stated that each of the 3 blocks have different zoning requirements and that the covenants vary by block.

Pat Brumett asked how many lots have not been developed. Renae answered around 20.

### **Road (Suzy Nelson) report**

George Heywood who supplies the EFPOA snow plowing services is retiring and the association will be soliciting bids for upcoming season. Due to heavy rains the ditches filled up immediately after the spring grading, The roads are normally graded two times per year.

Paving of West Gate area has been delayed due to wet weather. The plan is to remove the old asphalt from the road (not the parking lot) up to the honeymoon cabin and replace it with three inch asphalt. One lane will be kept open at all times, the road will not be closed.

Residents were reminded that they are responsible for their driveway culverts and to make sure they are clear after recent heavy rains. Residents were also asked to pick up any trash that is in their yard or along bordering roadway.

A decomposed granite mix was placed in the mailbox area when bus stop turnaround was constructed. The school district said they did not place it. Suzy is contacting county to see who placed the mixture. The EFPOA grader cannot work on the area anymore due to material used.

Residents were asked to drive slowly. Speed is what makes the roads deteriorate. Suzy raised the issue of secondary emergency access. Sue Masterson said the fire chief told her to get to the lower meadow.

Greg McNamara pointed out the major speeding offenders are UPS, FedEx and trash companies who routinely speed in the neighborhood.

### **President's Report Continued**

Paul notified membership that camping activities are now allowed at Rainbow Roundup. Residents have seen large campfires on the property. Paul reviewed county approval process where good arguments were made against allowing camping but the Jefferson County Commissioners approved the project anyway. Residents need to be more involved at county hearings on issues that impact them.

### **Firewise report**

Marie Hensick presented an overview of Firewise. The EFPOA Firewise organization was formed in 2010. Marie reminded residents to report number of hours and dollars spent in mitigation efforts. Reporting of mitigation efforts is necessary to maintain Firewise status. The goal of the Firewise program is to reduce fire risk in the neighborhood which will hopefully have a positive effect on insurance rates in the future. Hours and money spent on fire mitigation should be reported to Mike and Marie Hensick at [mthensick@gmail.com](mailto:mthensick@gmail.com) or 303-838-5493.

A Colorado tax credit is available for some mitigation activities such as fire retardant additives.

The EFPOA Firewise website is [elkfallsfirewise.org](http://elkfallsfirewise.org) where fire mitigation tips, slash collection dates, and other useful information is available.

Elk Creek Fire Protection District offers property mitigation assessments. Contact Deputy Chief Jacob Ware or Chief Bill McLaughlin. The assessment will tell you where best to spend your efforts.

Information on slash collection can be found at [jeffco.us/slash/](http://jeffco.us/slash/). Park County also has slash collection sites.

Park County plans on purchasing a chipper for use in neighborhoods. It is safer to have mulch on property than slash piled up. Rausch may take chip for landscape business. Due to wet weather the grass alongside road is tall. Property owners are encouraged to weed wack their property up to the roadway.

Firewise committee is looking for volunteers to assist with mitigation. There are homeowners who need help and volunteers are needed to provide mitigation services.

**President's Report Continued**

*Single Trash Collection Vendor*

Paul is interested in obtaining a single trash collection company to provide services in the subdivision. Chris Groves volunteered to research. It was mentioned that MountainView offers recycling. Kevin Bedard and Theresa Seibert felt MountainView picked up too early not leaving enough time in the morning and trash should not be left out overnight when bears are not hibernating. Paul motioned to charge board with researching and recommending a single trash collection company. Greg McNamara second. Motion passed.

*Dog Issues*

Paul said it was great to be back to dog problems after the years of litigation. He said the covenants do not discuss dogs. County regulations do. He encouraged attempting to work with dog owners before contacting the county. Judy Lamb thanked neighbors for keeping their dogs under control. Charlotte Winzenberg mentioned she has seen dogs on Elk Creek that were not always on leases and chased wildlife.

*Internet Service*

Paul introduced Wendell Prior, the Chafee county economic development director who said inet is a must have. The national standard is 25 MB down and 3 MB up. He recommended putting together a business case to attract providers. A group was formed to address needs in Western Jeffco. Paul asked for volunteers to look into better internet service for the subdivision.

**New business**

1. Judy Lamb asked about striping on Elk Creek road and residents were encouraged to contact county commissioners.
2. Fred Wells asked for an update on road vacation research that was commissioned at the 2013 annual meeting. 2014 annual meeting minutes report the results of committee.
3. Pesta's expressed concern over inadequate cell phone service. Mark Madsen has a cell booster from AT&T that works well. He uses Skybeam for internet service.

**Nomination of candidates for EFPOA board of directors**

Nominations were entertained for Board officers for the 2015-2016 year. Paul Vastola nominated Linea Pilcher and David Crespo. Bev Long expressed interest in joining the board and introduced herself. Cyd Lantz was not present but other members were familiar with her work on the Firewise committee and other non profit organizations.

**Election of Board members**

As there were no other nominations forthcoming, the question was called and a paper secret ballot was distributed to all voting members. Non-board members counted the ballots. 57 ballots were returned. The vote tally was a follows:

Renaë Braun 48	Cindy Henshaw 55
Bob Wallace 36	David Crespo 52
Cyd Lantz 42	Beverly Long 28
Linnea Pilcher 28	

**Adjournment**

As there being no additional business, the meeting was adjourned at 4:10 pm

Respectively submitted,

*/s/ Renaë Braun*

Secretary