

Elk Falls Property Owners' Association, Inc.

Board Meeting

21 October 2015

Board members present:

Rena Braun
David Crespo
Cindy Henshaw
Cyd Lantz
Bob Wallace

Guests present:

Amy Burdett
Rob Burdett

Call to order:

The meeting was called to order by David Crespo at 7:44 PM

Intro of guests:

Rob and Amy Burdett, new residents of Elk Falls were introduced and welcomed by the board.

Old Business:

Minutes from the 8/19 meeting were amended to include discussion of spot paving on Juniper. This discussion will be revisited in the future. David motioned to approve the minutes as amended. Second by Bob. Motion passed.

Trash Collection Consolidation:

The request for proposals sent to local trash collection companies by Christine Groves generated only one response by MountainView Waste. It was the general consensus of the board that the board has no authority to require residents to use only one vendor and so the MountainView proposal could not be fulfilled. Following discussion the board decided to table this until the next annual meeting.

Welcome Committee:

Christine Groves send the board several questions regarding procedures and process for the functioning of the committee:

Q: How will the Committee be notified of new residents?

A: The secretary will notify the committee chair based upon requests for HOA status reports from the title companies for impending closings.

Q: Should the Welcoming Committee packet be published on the web site?

A: Yes

Q: Should the Declarations regarding access be published on the web site?

A: David with discuss with Fred Wells.

Q: Where can the Welcoming Committee chair get Elk Falls auto stickers?

A: The secretary has these stickers and will provide them to the Welcoming Committee chair.

Q: How are mail box keys handled?

A: The secretary will include the mail box maintenance person on the notification of new residents (see Q1).

Q: Should the Welcoming Committee suggest a trash company?

A: No.

Q: What is the current depth of snow for road plowing?

A: Four inches.

Q: Should the Park County form for barking dog complaints be included in the welcome pack?

A: Yes. It may also be good to provide a URL link to the form on our website.

Q: Should the Welcoming Committee list be published on the web site?

A: Yes.

Q: To whom should the signed directory consent forms be submitted?

A: The Road Committee chair.

It was also suggested that the Welcoming Committee include some helpful tips about living in the mountains to new residents, such as not putting out trash until the morning of pickup to discourage bears.

Snow Plow Contract:

Cindy sent out the final one-year contract to Bronson Burbach. This is based upon several factors including his agreement that our community will receive priority service and be plowed before 7:00 AM. She stated that Mr. Burbach is open to having a review after a few completed jobs so that we may evaluate his company's performance. Renae asked that Cindy have Fred Wells review the contract prior to finalization. Motion was made by David to accept the contract upon Fred's affirmative review. Second by Bob. Motion passed.

Winter Grading:

Cindy stated that grading is on schedule. She and Bob have targeted three culverts that require clearing. Scott Crawford will do the work. Cindy and Bob are also marking culverts so that they may be identified by the snow plow.

New Business:

Legal Fee Agreements:

Motion made by Renae to accept the fee agreements for legal representation by Fred Wells (\$275/hr), Nathan Osborn (\$225/hr) and Adrian Toon (\$175/hr). Paralegal time will be \$100/hr. Second by Cyd. Motion passed.

Reimburse Christine Groves for web hosting fees:

Renae will reimburse Christine.

Report of Excessive Speeding on Upper Ranch:

Christy Boldera contacted the board regarding many drivers exceeding the speed limit on Upper Ranch. Following a lengthy discussion, David will investigate getting a solar-powered speeding sign (similar to the one on Windy Point) for a period of time. Cyd will put something in the newsletter. David will also contact Zach Taylor (Staunton State Park Manager) to remind his employees to obey the speed limit.

Halloween Party Contribution by POA:

Motion by David for the POA to contribute \$50 for the community Halloween party for refreshments. Second by Cindy. Motion passed.

Annual Garage Sale:

Christine Groves has asked the board for approval to try to organize a community garage sale. Approved.

Minutes for Attorney/Client Privilege:

The board has been reminded by Fred Wells that when attorney/client privilege information is discussed the board must adjourn their regular meeting and open a confidential meeting. Minutes must be recorded for both meetings separately and minutes from the attorney/client privilege meeting should not be published.

Open Forum:**Renaë:**

Be advised that only board members are covered by our insurance, not volunteers.

Motion made by Renaë to remove Paul Vastola from the POA bank account. Second by David. Passed.

Received 2 debit cards for the POA bank account. Cindy will cancel these and destroy the cards.

Motion by Renaë to remit \$200 to Mark Ryan for rock removal. Second by David. Passed.

Bob:

Motion by Renaë to approve up to \$200 for Bob to purchase mailbox locks to replace broken locks and locks with lost keys. Second by Cyd. Passed.

Cyd:

Please send her newsletter submissions by 10/30.

Board meeting adjourned at 8:40 PM

Next board meeting: Wednesday, December 9th at 7:00 PM at Cyd's home, 34284 Rock Creek Rd.