

Elk Falls Property Owners' Association, Inc.
2016 Annual Meeting
7/10/2016

Call to order

The meeting was called to order by the president, David Crespo, at 14:04 pm.

It was announced that a quorum (20% of members entitled to vote) was in attendance. There were 31 members in good standing present in person and 28 proxies were delivered to members and/or the Board of Directors from members in good standing.

Approval of 2015 minutes

A motion was made and seconded to approve the 2015 minutes. Motion passed.

President's report

David thanked the present board for their service and acknowledged two board vacancies with the resignations of Cindy Henshaw and Bob Wallace.

David welcomed new residents Amy Burdett, Bob and Kathy Fletcher, and Rich and Mary Jo Kellogg.

Please do not feed wildlife. Please observe our 15 MPH speed limit within the community. Congratulations to all residents on a safe July 4 with no fireworks. Remember to check our website, elkfallspoa.org.

The possible consolidation of trash pickup that was discussed at last year's annual meeting did not work out. Local trash pickup companies will be listed in the front of the phone directory. If you observe trash collectors speeding, please contact their companies.

We will have an annual picnic again this year at the Davis Ranch. Watch for the date and further information in the newsletter.

The distribution of emails via the board email blasts are purely at the discretion of the board; it is intended to quickly inform all residents of information effecting EFR.

Thanks to Christine Groves for chairing the Welcoming Committee. Would anyone be interested in chairing an activity committee? This would not be a board position but just a way of getting neighbors together for social activities. Amy Burdett volunteered – thanks!

Phone directories are currently in draft. There were some delays due to new privacy policies concerning individual contact information. We are planning to have them out by August 1. Thanks to Bob Phelps for all his work.

Q. Is one permission enough? A. Yes.

Q. Is email permission sufficient? A. Yes.

Q. Is a scanned copy sufficient? A. Yes.

David updated the contempt case with the Dunwodys:

"Last August there was a medical emergency on the ranch. When the first responders arrived they found the West Gate blocked by the Dunwodys, doing unscheduled and superficial paving work. Most of the PCS route emergency vehicles through the West Gate, and while long-time resident and all-around great person Mark Madsen had already passed away, the Board of Directors was very concerned about the Dunwodys' violation of the decree, which prohibited them or the HOA from blocking the road. They provided no advanced warning to the HOA or to

first responders. If it had been a life and death situation, a delay of ten minutes could have been tragic. The BOD unanimously voted to file a contempt order, and we utilized Montgomery Little, the same law firm that represented and won the prior court case for access in May of 2012. The Dunwodys filed counter-contempt charges against several BOD members, which were baseless and the judge ruled against all of them.

Our case was solid, but the burden of proof was beyond a reasonable doubt despite having multiple first responders testify they were blocked at the gate, the judge did not grant the contempt order based on conflicting testimony. Mrs. Dunwody's account was very different than everybody else's.

We were able to confirm previously disputed boundaries, the pins for the access road, and when the Dunwodys needed to replace their water line, they notified the BOD and all emergency responders in advance.

Within the judge's recent order, he provided ranch guests (Lower Lake ranch guests) to utilize the parking in front of the old lodge, and even though the prior decree, which legally supersedes any order, states that that area is public right-of-way, that's what's going on.

We spent \$20,000 on this court case, and decided rather than pursue additional action at the time, we would see how the Dunwodys reacted. A few weeks ago, the Dunwodys erected signs restricting parking that are not in accordance with the recent order or the original decree.

We absolutely believe the public has the right to park in front of the lodge without issue.

The new Board of Directors will need to review and decide if and how to react to insure that we are promoting, improving, and protecting the property values of the Elk Falls Ranch residents.

And finally, the board wants to thank Fred Wells for his invaluable guidance and legal background work, and he provided that at no cost. He's a great contract lawyer and we're very fortunate to have his counsel. Thank you very much, Fred."

State Parks report

Zach Taylor, the new Staunton State Park manager, addressed the membership. There are two other full-time employees who work at the park besides Zach as well as 8 to 10 temporary employees. There are also 60 to 70 volunteers, many from our neighborhood. There are 13 different teams of volunteers providing everything from classes to maintenance. Please consider being a volunteer!

The state approved the purchase of 160 acres just outside the park that was privately owned to add to the existing 4000 acres in the park. Additionally, some property that had belonged to Senator Alan Dines was donated to the park.

The visitor count for 2015 was just shy of 90,000 visitors, mostly from May through October. June had 4500 cars with an average of 2.3 persons per car. They expect to see roughly 1,100 people more this year than last year.

This year there will be roughly \$500,000 worth of renovations, including the Staunton and Elk Falls trail and backcountry camping. There will be 28 camping sites on 80 acres. The sites will be walk-in access only and no camp fires.

The visitor's center has been delayed until February due to funding begin six years behind. They are in the process of cutting the square footage, and that must be done by June 17. Zach will be asking for an extension.

Long-term plans for the Boyd house is to use it for employee housing. There are no plans to sell it.

They just finished a group picnic area and are building a fishing pier at the ponds. The Eagle Scouts are building some handicap-accessible paths as well.

Questions:

1. Are there any buildings on the new property? No.
2. Who accesses the park from Berg Lane? Zach stated that they have several staff members who live in the park, and they access the park from Berg Lane.
3. Is there a cutoff when the parking lot is full. Zach said that it has not yet been an issue.
4. There is a lot of trash around the ponds. Zach hopes to get more trash cans.
5. There is concerned about the amount of maintenance traffic on Berg Lane. Zach is working on putting a road behind Berg Lane with the intent to eliminate use of Berg Lane and Upper Ranch.
6. Is there an emergency access through Hidden Valley. Zach said not yet.
7. Are there shuttles for handicapped to access the park. No, not at this time.
8. Will RV's be accommodated in the park? Zach: We're not close to that.
9. Didn't the Master Plan preclude RVs? Zach: Yes, but small pull-behinds are okay.
10. Will there be overnight camping in 2017? Zach: Yes, in the backcountry camp ground.
11. Can we get new lines and/or rumble bars on the road? Zach will send us information on who to contact.
12. Can a sign be erected for the turn lane into the park? Zach: There already is a sign.

There has been a lot of bear activity in the park. Be bear aware. Please give him a call if you need help scaring bears away.

There have been rumors about a shooting range in the park. There is an archery range only. There will be hunter education classes in the park which will require a very minimal 10 rounds per student .22LR only shooting test. Zach will provide the dates for the classes.

Zach hopes to be able to get the repairs for the S. Elk Creek culvert this coming spring. This year they affected repairs on the dam, which required them to drop the water level eight feet. There are working with Jefferson County to install a 48-inch culvert across the road, but it will require funding and zoning changes.

Zach encouraged residents to contact him with questions or concerns.

Road Report (Cindy Henshaw)

We had a new snow plow contractor this year who did well.

We also did some spot paving and are looking at the possibility of doing some more.

The spring grading is slow. The new board may want to consider a new contractor.

Culverts on Berg, Jensen, and Stallion will be blown out on 18 July at around 9:00 AM. Cyd will send out an email blast when the culverts are done.

Q. Will Highview be cleared? A. There were some boulders blocking the ditch. They were moved and the ditch was diverted around.

Q. Can something be done about the “double ditch” on Circle Drive? A. The new board will take a look.

Q. Can I shovel gravel into the potholes near Dunwodys? A. Be careful. Outside of that, be conscious of where you get the materials and go for it.

Thanks to all you have voluntarily plowed and dragged.

Architectural (Bob Wallace) report:

There were six projects approved by the board this year. Please contact the board early on all your projects.

Treasurer (Rena Braun) report:

Forecasts for this year:

Asphalt:	15,000
Snow:	10,000
Legal:	11,000
Money Market:	65,000
Estimated Revenue:	42,000

We are projected to end the year with 55,000 due to the unusual winter and high plowing costs.

We have an estimate from Clark/Simpson/Miller of \$300 per month to outsource the POA financial processes. We'll get a couple more bids. The new board will need to make a determination.

Firewise (Mike Hensick) report:

Mike presented an overview of Firewise. The EFPOA Firewise organization is now in its seventh year and must be renewed yearly. There is a great safety benefit to our community. Hours and money spent on fire mitigation should be reported to Mike and Marie Hensick at mthensick@gmail.com or 303-838-5493.

In 2015, 30 properties reported more than 950 hours spent on mitigation activities and around \$13,000 spent.

So far in 2016, 7 properties and reported 100 hours and around \$1800 spent.

Q. Is there a way to keep the residents informed of the importance of mitigation, slash collection, etc.? A. We'll use the newsletter for that.

Q. Some time ago we had a community slash pickup. Could we possibly do that again? How many would be interested? A. The board will look into that.

Q. One year EFR did a community chipping. Could we look into that again? A. Yes; the board will investigate that as well.

Friends of Staunton (Steve Sparer) report:

August 13 is the Mark Madsen Accessibility Day at the park. Mark was a resident of EFR who was wheelchair bound. When he died last year a fund was started to donate a track chair to the park. There will be a picnic at the group picnic area in the park from 11:00 AM to 3:00 PM. They are trying to raise \$13,000. Donations can also be made at friendsofstauntonstatepark.org.

Q. What about specifications for the chair? Battery life? A. They are testing various models to find the best.

Q. Is there an outreach to the general public? A. Yes, via Facebook, the website, etc., but please spread the word!

Q. Are there flyers or posters at grocery stores, etc.? A. Yes. There are flyers at the front, please take some. Also a pdf on the website.

There is a track chair outside if you want to take a look.

Marie Hensick needs volunteers to help with the event.

New Business

Noxious Weeds

It was pointed out that we have a serious weed problem this year. Could some information on eradicating them be sent out? Perhaps there should be some sort of community effort? David replied that there is an article for the next newsletter written by one of the Staunton staff regarding this issue. Maybe a social committee event?

Unlicensed Vehicles

There have been many unlicensed vehicles on our roads recently which are prohibited by our covenants as well as the county. We will put a reminder regarding this prohibition in the next newsletter.

Newsletter Distribution

The newsletter is email to our distribution list and hard copies are posted on the bulletin board. There are no plans to mail copies to residents.

Nomination of candidates for EFPOA Board of Directors

Nominations were entertained for Board officers for the 2016-2017 year. Tom Duffy nominated and introduced himself. Merle Lehmkuhl and Chasidy Riley were not present. Merle has been a long-time resident. Chasidy contacted David regarding serving on the board.

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. 53 ballots were returned. The vote tally was as follows:

Renaë Braun 52	David Crespo 52
Cyd Lantz 53	Merle Lehmkuhl 49
Tom Duffy 52	Chasidy Riley 6

Adjournment

As there being no additional business, the meeting was adjourned at 15:45 PM

Respectively submitted,

Cynthia Lantz
Secretary