

DRAFT

**Elk Falls Property Owners' Association, Inc.
Board Meeting
February 4, 2016**

Board members present:

Rena Braun
David Crespo
Cindy Henshaw
Bob Wallace

Call to order:

The meeting was called to order by David Crespo at 7:10 PM.

Dave made a motion to approve the minutes of the December 9, 2015 Board meeting, as amended. Cindy seconded the motion and it was passed by the Board.

OLD BUSINESS

EFPOA Directory:

Cindy has been updating the 2016 Elk Falls POA directory, based upon receipt of forms from homeowners who have given permission for their information to be included in the directory. She has also been working with Bob Phelps to update the database. Once a few lingering issues are resolved, a new directory will be printed. The Board agreed the deadline for submitting forms has passed and new requests must be deferred to future editions.

Legal Issues:

David indicated Montgomery Little and Soran's (MLS) request for clarification of the contempt ruling has not been acted upon, as yet. Dave will contact MLS regarding the invoice they submitted for legal services relating to the contempt hearing and review the billings with them.

NEW BUSINESS

Snow Plowing and Road Maintenance:

Most comments received by the Board regarding the new snow plow **contractor's work** have been favorable. A discussion ensued regarding the need to sand troublesome areas, such as the lower section of Juniper Road. It was recommended the contractor be advised to sand slick areas when he plows.

David indicated a desire to aggressively pursue the Board's 2015 initiative to improve portions of neighborhood roads that would benefit most from attention. Dave would like the Board to be poised to take action, such as paving certain sections, as soon as spring weather permits.

JEFFCO Variance Approval Process:

JEFFCO is considering a "streamlining proposal" that allows the Director of Planning and Zoning to circumvent the current process and rule on requests deemed to involve Americans With Disabilities Act (ADA). The current process requires the involvement of JEFFCO Planning Commission, the Board of County Commissioners and a formal hearing process. The Board is concerned that the process may be abused and variances allowed under the guise of ADA that should require public input through hearings. The Board approved supporting JEFFCO's past **practices** and Dave will draft a letter to JEFFCO for the Board's review and approval.

Mailbox Area:

Bob indicated the need to improve the mailbox area and reduce standing water and mud. The issue of access to the area was also discussed. Dave indicated installation of a drain is probably needed which may not be feasible for the POA to undertake. Also, because there is no other suitable area nearby, residents park in front of the mailboxes when waiting to pick up school children from the adjacent bus stop/turn-around. Consequently, access for residents picking up mail is blocked. JEFFCO recently forced a change in the bus stop's location which has contributed to problems. Dave indicated he will discuss the issues with JEFFCO officials to see if a solution can be found.

JEFFCO Request:

Dave indicated we have received a request from JEFFCO to provide a legal description of the boundaries of the Elk Falls POA. Renae will provide the information so a response can be prepared.

Road Damage Deposit:

The Board unanimously agreed to honor the Long's request for return of their road damage deposit. The Board passed a motion to adopt a formal policy. It was agreed that in the future, road damage deposits on construction of new residences will be eligible for refund, after the county has issued a certificate of occupancy. Bob will draft language appropriate for inclusion in the bylaws or covenants, as appropriate.

Review of Covenants:

The Board agreed to review the covenants provisions for consistency among the subdivision's blocks. Also, Board members agreed to provide a narrative describing the responsibilities of their positions.

Membership Dues:

Rena indicated POA dues notices should be mailed by the end of February.

Integrated Accounting and Data System:

Rena asked about the possibility of either obtaining an integrated accounting and data base management system for the POA's use or finding a vendor to maintain the information. David said he would survey the options and report back to the Board concerning what is available and the cost.

A motion was passed and the meeting adjourned at 9:15 PM.

The next board meeting: Wednesday, April 27th, 7:00 PM at Bob's home.