

**Elk Falls Property Owners' Association, Inc.**

**Board Meeting**

**27 April 2016**

**Board members present:**

Renaë Braun  
David Crespo  
Cindy Henshaw  
Cyd Lantz  
Bob Wallace

**Guests present:**

Bob Phelps

**Call to order:**

The meeting was called to order by David Crespo at 7:12 PM, motion by Bob, seconded by Cyd.

**Old Business:**

David motioned to approve the minutes of the 2/4 meeting. Second by Cindy. Motion passed.

**Grading of Mailbox Area:**

David contacted Josie at the bus barn to see if they would grade the area for us. Josie informed us that they will not be able to grade as they do not have permission to use the turnaround. Our regular grader, Scott, will grade it for us.

**Accounting Software Options:**

Renaë has a list of desired features for a new accounting software package for the treasurer. She and David will work together to find a suitable package.

**Legal Appeal:**

It was decided by the board to not pursue an appeal of the most recent decision regarding the Dunwody contempt complaint.

**POA Phone Directory:**

Bob Phelps is ready to print the directory. Bob Wallace pointed out that we may need to be able to suppress the addresses if the homeowner so chooses, which had not been done in the past, due to new legislation. Bob Wallace will investigate further and work with Bob Phelps on that issue. Bob Phelps will work with Renaë to get the directories printed and mailed to all homeowners.

**Spot Paving:**

Cindy will contact the paving company to let them know we are still interested in having some specific areas paved when and if they have overrun available from a job.

**Covenant Reviews:**

The board sees no need to make changes at this time.

**Snow Plowing Feedback:**

The feedback regarding the new snow plowing company has been favorable. Cindy stated that we need to insure that the contractor's backup is fully certified as he seems to be doing more than occasional work. We have in our current contract the option to sand/salt three trouble areas but there is currently no provision applying sand/salt following plowing for those areas. This would incur an additional \$190. This would be an addition and negotiation to the contract if the POA chooses to renew next season.

Cindy also has made arrangements for our roads to be graded during the second week in May barring inclement weather.

It was requested that Cyd mention in the newsletter that homeowners contact Cindy if they have culverts that need clearing or repair.

**Jefferson County HOA Representative:**

Renae reported that she attended a hearing regarding ADA exceptions to zoning. Since our POA has protected covenants the proceedings do not apply to us.

**Communication/Newsletter:**

Cyd reported that she has enough material to produce a newsletter this month. It should be out on Monday. David asked that Cyd take ownership of mass emailings to the POA. Suzy Nelson has been doing this task voluntarily but David believes that it should be done by the board secretary. Cyd will work with Bob Phelps to get this task accomplished.

**Architecture Report:**

Bob inspected the erosion mitigation on the 35420 Upper Aspen property and confirms that it now conforms with covenants. He made a motion to return the \$400 deposit to the builder. Motion was seconded by Cindy and unanimously approved. He also made a motion to purchase a \$35 gift certificate for Luke Babbit for their assistance to the board. This was seconded by David and unanimously approved.

David asked Bob if he was aware of someone on Cedar who was building a new deck; Bob was not. He will investigate.

**New Business:**

**Dog Attack on Jensen:**

Homeowner Brian Boeding reported earlier this week of an attack by a dog owned by the homeowners at 34610 Jensen Road. The dog bit his front tire and attempted to bite his leg. The POA covenants clearly state that household pets shall be confined to a homeowner's property unless the homeowner is accompanying the animal. This is not the only complaint lodged against this homeowner's dog. David will speak with the homeowner and Brian.

**Trees on Cedar:**

Christine Groves spoke with Cindy regarding some trees on Cedar Drive that she believes pose a potential hazard in that they allow moisture to ice the roadway. David and Cindy both inspected them and deemed them too small to cause immediate problems. David will speak with Christine.

**Dunwody Road Closure:**

The Dunwodys notified the POA about a road closure by their property to repair a broken water line. The board thanks Dunwodys for this notification.

**Staunton Spring Projects:**

Bob Phelps informed the board of several projects in progress in Staunton State Park with respect to building parking lots and interior park access. David has a meeting next week with Zach, the park ranger, and will get some details on the impact, if any, to the homeowners. He will report back. Zach has also been invited to speak at our annual meeting on 10 July.

Motion to adjourn made by David and seconded by Cindy. Board meeting adjourned at 8:50 PM

Next board meeting: Wednesday, June 1st at 7:00 PM at Cindy's home.