

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

**Board Meeting**

**6 July 2016 - Amended**

**Board members present:**

David Crespo  
Renaë Braun  
Cindy Henshaw  
Cyd Lantz  
Bob Wallace

**Call to order:**

The meeting was called to order by David Crespo at 7:07 PM.

**Old Business:**

Minutes of the June meeting were approved with one typographic correction. Motion by Bob, second by Cindy.

**Roads:**

Cindy has had great difficulty contacting Scott regarding the unfinished spring grading. She strongly feels that the board should terminate his services and find another contractor.

David stated that a priority is to clean the drainage ditches as they are full of sand.

The general consensus was to have Cindy contact Scott to clean the drainage ditches but to cease grading. She will also contact someone to flush three culverts that are blocked. Grading will be postponed until fall and a new contractor may be hired.

David stated that he has gotten many compliments regarding the spot paving.

**Treasurer's Report:**

Exploration of accounting software options is still in progress.

Renaë is looking for someone to take over the treasurer position but has not found anyone thus far.

**Architecture:**

Dave Simpson and Cyd Lantz submitted a request to erect a shed. Motion by David, second by Cindy; approved.

Peter Petlack submitted a request to erect a shed. Motion by Cyd, second by David; approved.

**New Business:**

**Annual Meeting Preparations:**

Paul Vastola will be asked to record the meeting. Cyd will bring a microphone and speaker. David will send last year's agenda to board members and will supply refreshments for the meeting. He has also invited Zach from Staunton State Park to speak. David asks that we get to the venue by 1:30 PM to help set up.

David will ask at the annual meeting if there is any interest in forming a social committee to organize activities for homeowners.

Cyd will contact Bob Phelps to remind him to bring phone directory copies for the new members.

**AirBnB:**

One of our homeowners asked the board if the covenants disallow AirBnB rental of their house. The covenants state: "Section 1. Lots and Dwellings: All Lots shall be known and described as residential Lots and shall be used solely for residential purposes". The board decided that we should not address this issue unless it receives complaints.

*Amendment: Covenant quote above is for Block 3*

**Email Permission for POA Directory Inclusion:**

Marie Hensick asked if the board would accept an email from absentee residents regarding POA Directory inclusion permissions. Email is acceptable but must be followed up with written permission on our standard form.

*Amendment: The standard permission form may be completed, signed, scanned, and emailed to the board.*

**Marijuana Grow Enforcement:**

A homeowner brought to the attention of the board that a neighbor is growing marijuana on their property in a quantity not in compliance with the law. The board will advise the homeowner to lodge a complaint with the proper law enforcement authority.

**POA Annual Picnic:**

Cyd will coordinate setting up a September date for the annual POA picnic at the Davis Ranch.

**Addition of Board Member Position:**

Christine Groves approached David regarding making the webmaster a board member position. After some discussion it was felt that this was not necessary and would possibly cause problems with having an even number of board members for votes. There was some discussion of possibly training selected board members to upload meeting minutes and financial statements to the website to offload mundane tasks from the webmaster. David will contact Christine and talk with her.

**Traffic Signage:**

Laura Nesbitt asked if the board could erect some signage to mark where POA property begins and Dunwody property ends as she has experience high traffic volume. The board has declined to do this.

**POA Email Blasts:**

POA email blasts will be reserved for initial notification of issues of interest to the homeowners. Individual follow-ups and comments should be sent to the thread author. David will make an announcement at the annual meeting.

Motion to adjourn made by Cindy and seconded by David. Board meeting adjourned at 8:55 PM

Respectfully submitted,  
Cyd Lantz