

Elk Falls Property Owners' Association, Inc.

Board Meeting

22 August 2016

Board members present:

David Crespo

Renaë Braun

Tom Duffy

Cindy Henshaw

Cyd Lantz

Merle Lehmkuhl

Bob Wallace

Call to order:

The meeting was called to order by David Crespo at 7:06 PM.

David thanked the current and outgoing board members for a successful year and thanked the new board members for volunteering to serve.

Old Business:

Minutes of the July meeting require some corrections; the corrected copies will be sent out for approval via email.

The POA Directory has been sent out. Cyd will send Pat Pesta, who stuffed and mailed the directories, a "thank you" and give her a shout-out in the newsletter.

Roads:

Cindy has turned over all information/documents concerning road maintenance to Merle.

Two culverts, one on Upper Ranch and one on Jensen, were flushed today. One culvert on Elk Creek remains to be flushed, which Merle will investigate.

One of the culverts flushed today was a private culvert belonging to the DeSilvas. Cindy requested that Renaë bill them for the flushing.

Cindy has had a water engineer look at our roads and culverts, in particular the situation on High View. She will email the board his recommendations.

Scott has finished the spring grading. Merle is in the process of collecting bids for both this year's spring and fall grading as well as snow plowing.

Merle has created an email address for POA road maintenance issues: elkfallsroads@yahoo.com. Cyd will send an email blast to the homeowners.

There has been no further communication from Park County concerning the spot paving issue. Merle stated that so long as the spot paving is maintenance that no permit is required.

David pointed out that securing a contract for winter snow plowing should be the top priority at the moment.

Dunwoody Parking Signs:

David gave a summary of the "Historic Use" parking signs erected by the Dunwodys for the new board members. He sent an inquiry to Park County Attorney Lee Phillips as to how Mr. Phillips will instruct the Sheriffs to treat any calls from the Dunwodys regarding alleged parking violations. Mr. Phillips contacted Nate, our attorney, who will send David a letter summarizing their conversation.

Annual Picnic:

Cyd has secured the Davis Ranch for Saturday, September 17th for the annual POA picnic. Ted Hammond has volunteered to cook again. Mountain View Waste has been contacted and a porta-potty reserved. Cyd will purchase meats, condiments, and any paperware necessary. She will coordinate with David, who will get drinks, ice, and ice chests. Cyd will solicit in the upcoming newsletter for homeowners to bring games.

Treasurer's Report:

An accounting firm has been found, but the state laws have recently changed to require them to obtain a license. This process may take a few months.

Architecture:

Bob has authored a set of guidelines for Tom, our new Vice President/Architecture Chair. He will also email Cyd a copy so that they can be distributed to the board.

New Business:**Public Information Officer:**

David was contacted by a Public Information Officer assigned to the South Platte Ranger District regarding the establishment of a contact person within the POA with whom they can communicate information regarding fire incidents and other timely information. Cyd will serve this role.

Future Paving:

David gave some background on our spot paving efforts for the benefit of the new board members. There was some discussion regarding how the board should proceed to identify what other areas we wish to spot pave so that they are preapproved by the board with the opportunity arises. All agreed that identifying high erosion areas should get priority.

David asked Cindy to speak with her engineer contact to get his opinion on spot paving.

POA Slash Program:

Steve Gumm suggested at the annual meeting that the POA investigate the implementation of a community slash collection program on which he has a great deal of information. He and David spoke about it at length, and David presented it to the board:

Homeowners would be responsible for the purchase of dumpster bags (available at Home Depot) for approximately \$30. They would then collect their slash in these bags and place them where they could be loaded onto a boom truck. David suggested limiting homeowners to two bags to limit the final cost.

The POA would pay for the truck to pick up the slash bags. It is estimated that the truck could haul approximately 20 to 25 bags per load and could make two to three trips to the collection site per day at a cost of \$800 to \$1000.

Merle volunteered to investigate further.

Board Transition Housekeeping:

Motion made by Renae to elect David as President, Tom as Vice President/Architecture Chair, Merle as Roads Chair, Renae as Treasurer, and Cyd as Secretary; second by David. Approved.

Motion made by Renae to appoint Renae and David as authorized signers on the EFPOA bank accounts and to remove Cindy; second by Merle. Approved.

Renae will look into conflict of interest documentation.

Cyd will update Jefferson County with the new officer contact information and POA mailing address.

Motion by Renae to appoint David the point of contact for Jefferson County; second by Cyd. Approved.

Motion to adjourn made by Merle and seconded by David. Board meeting adjourned at 8:46 PM

Respectfully submitted,
Cyd Lantz

The next board meeting will be Wednesday, October 19 at 7:00 PM at David Crespo's home.