

Elk Falls Property Owners' Association, Inc.

Board Meeting

19 October 2016

Board members present:

David Crespo
Renaë Braun
Tom Duffy
Cyd Lantz
Merle Lehmkuhl

Call to order:

The meeting was called to order by David Crespo at 7:03 PM.

Old Business:

Roads:

Merle reported that he followed up with the slash contractor regarding his pricing and found that he hauls to Denver, resulting in a one hour minimum charge. He also spoke with another contractor who would chip the slash on site, either in a central location or at driveways and then haul the chips. He has the capability of chipping up to 8-inch diameter. David suggested that homeowners be limited to an 8 foot high by 8 foot wide pile. Merle will continue investigating, but the board will table this until spring.

The board agreed with Merle to extend a contract to Bronson for grading and snow plowing. Merle will contact Cindy Henshaw to procure the most recent copy of the contract, which David will edit appropriately. Merle will also send the board via email a comparison of grading pricing from last year and Bronson's pricing for approval. Bronson will be grading the roads this coming weekend. Cyd will send out an fyi to homeowners.

Merle received communication from a homeowner that Aspen Lane has not been graded or plowed; he will bring this to Bronson's attention.

After a discussion with a Park County official, Merle has received the paperwork for a permit that can be kept on file in the county to allow us to spot pave so long as we give the county two hours' notice.

Merle has a lead for a supply of recycled asphalt for future reference.

Dunwody Parking Signs:

David worked with Fred Wells to draft a letter to the Park County Attorney General asking him how the county plans to enforce the signage recently erected by the Dunwodys by the lodge. He has been informed that Park County does not plan to do any enforcement.

The December 30, 2015 Order regarding the Contempt of Court Citations states the following:

"So, the Dunwodys' parking area located adjacent to their lodge on South Elk Creek Road is situated within the 60 foot right of way. They are not required to remove the encroachment and may continue their historic use of the parking area for the use of their guests. Elk Falls residents and their guests may use the 60 foot right of way for ingress and egress as well as incidental purposes. This would include limited use of the subject parking area so long as it does not interfere with the Dunwody's historic use (parking by their guests)."

The Final Judgement, Decree, and Permanent Injunction dated May 8, 2012 declared:

*“It is further ordered that the portion of South Elk Creek Road in Jefferson County, Colorado that continues west of the Jefferson County and Park County line and through Park County to the “West Gate”, as that point is noted on Trial Exhibit 119 (Evergreen Surveying, Inc., Job No. B9545, dated May 18, 2011, attached to this Decree as **Exhibit A**, is hereby declared to be a public highway.”*

New Business:

Culvert Cleaning:

One of our homeowners has purchased a culvert cleaner for \$80. David suggested that the POA purchase one that can be used by all the homeowners. Motion by David to purchase, seconded by Cyd. Passed.

Informational Links for Newsletter:

The board decided as a public service to post links on the website to the state and county registered sex offender sites. Cyd will put this in the newsletter.

Cyd will also post a link in the newsletter for the board meeting minutes.

Architecture:

Tom was asked by a potential land buyer if they could build a tiny house. This is forbidden by the covenants.

Clifford Strickland talked with Tom and Merle regarding widening his driveway. Tom will follow up with him to inform him that he needs the appropriate county permits.

Merle spoke with Richard Kellogg regarding putting a culvert under his driveway. Merle will follow up.

Halloween Parade:

Rena reported that Randi Boldra and Christine Groves with help with this year's Halloween Parade. Rena will email Cyd the particulars to send to homeowners. Motion by David to give \$75 for refreshments and supplies; second by Tom. Motion passed.

Phishing Scam:

David informed the board of an email phishing scam that targets the treasurers and presidents of HOAs. He urged board members to not reply to suspicious emails regarding money transfers, but to call the supposed author to verify.

Accounting Outsourcing:

Rena is still researching.

Motion to adjourn made by Tom and seconded by David. Board meeting adjourned at 8:13 PM

Respectfully submitted,
Cyd Lantz

The next board meeting will be Tuesday, January 10 at 7:00 PM at Merle's home.