

Elk Falls Property Owners' Association, Inc.

Board Meeting

21 March 2017

Board members present:

David Crespo

Tom Duffy

Cyd Lantz

Merle Lehmkuhl

Call to order:

The meeting was called to order by David Crespo at 7:00 PM. (Motion by Merle, second by Tom)

Old Business:

January Minutes:

The January minutes were approved.

Culvert Cleaner:

Merle has purchased the culvert cleaner.

Suggestions for Future Paving Areas:

There were recommendations to spot pave on Upper Ranch, the curve on Lower and Upper Aspen, and a section on Cedar Lane. Merle pointed out that the spot on Cedar Lane could be problematic due to ice buildup in the winter.

Merle continues to work with Park County to procure a standing permit for spot paving.

Spring Grading:

After some discussion it was decided that Merle will contact our grader when weather conditions are favorable for the best results. David reiterated from the January meeting that there was some disappointment with the fall grading regarding ditches not being pulled. Merle will speak with our contractor to pull any ditches that are in need.

Merle will discuss applying magnesium chloride to limited areas (e.g. Upper Ranch and the west gate) to aid in maintaining a smooth road surface.

Merle supplied the board members with a copy of the Certificate of Liability for Burbachs Rocky Mountain Excavating, our grading contractor.

Merle will be out of town from 20 May through approximately the end of July. He informed the board that he will not serve on the board for a second term.

Sand vs. Sand Barrels:

Merle informed the board that keeping sand in barrels at problem intersections (as discussed in the January meeting) is not an effective solution as the sand will harden and become unusable. Our grading contract includes the application of sand.

POA Dues:

Dues notices have been sent out and are due by 1 April. David reminded board members that all must be in good standing.

Spring Slash Program:

Merle will research and report back at the May meeting.

New Business:**Davis Ranch/Elk Creek Drainage Repair:**

David reported that Judi Davis informed him of the scheduled repair of the drainage culvert from S. Elk Creek onto the Davis Ranch property. This repair is scheduled for 8 May. David will try to get more information regarding this repair and any road closures that may result. He also received permission from the board to pursue the possibility of installing a drainage culvert from the mailbox area to the existing drainage culvert.

Dunwody Road Repair:

David will draft a letter to the Dunwodys inquiring as to when they plan to repair the pavement in the west gate area removed during the repair of their water lines. As a result of that repair they also had to remove a section of fence that had stood in the right-of-way. He will ask them to avoid rebuilding the fence in the right-of-way. David will send the draft to board members for comments/edits and have Fred Wells review the document prior to sending.

Commercial Doggie Daycare:

The board voted unanimously to not grant the Eagles a variance for their business and to enforce the existing covenant which disallows commercial businesses. Per Fred Wells, if the Eagles choose to ignore this decision the POA can initiate legal action in either a) Small Claims Court or b) District Court. If filed in District Court the POA could ask for attorney fees.

David will draft a letter to the Eagles and report back to the board on the outcome.

Park County Pavilion Update:

David reported that he contacted Park County to complain about noise coming from the Willow Pavilion on the Dunwody's property. The Park County Board of County Commissioners had previously ruled this structure to be an outdoor structure and as such is subject to a 9:00 PM curfew. This stipulation was not found in the file at the county offices. David had made tape recordings of the Board of County Commissioner meeting where this was discussed, and asked the board to allow him to have a transcript of the recording made. Motion by David, seconded by Cyd. Passed.

Wildfire Egress:

Tom expressed concern regarding the availability of only one egress from the subdivision in case of wildfire. This was briefly discussed but current alternatives involve passing through private property.

Motion to adjourn made by Merle and seconded by David. Board meeting adjourned at 7:50 PM

Respectfully submitted,
Cyd Lantz

The next board meeting will be Tuesday, May 9 at 7:00 PM at Tom's home.