

Elk Falls Property Owners' Association, Inc.

Board Meeting Draft

27 June 2017

Board members present:

Renaë Braun
David Crespo
Tom Duffy
Cyd Lantz

Guests present:

Steve Gumm
Suzi Nelson

Call to order:

The meeting was called to order by David Crespo at 7:05 PM. (Motion by Cyd, second by Tom)

Steve Gumm thanked all the board members for serving.

Old Business:

March Minutes:

The May minutes will be revised to show that David will post the annual meeting agenda on the bulletin board rather than Renaë mailing it with the proxy ballots.

Annual Picnic:

The annual picnic has been scheduled for 9 September at the Davis Ranch. Ted Hammond has volunteered to grill for us.

Dunwody Hearing Transcripts:

David has received the tapes of the Dunwody hearing and is working with Fred Wells to have them transcribed.

POA Records Storage:

It was pointed out that POA documents are stored at the homes of various current and past board members. David suggested that all the documents be stored at a central location, such as the Kings Valley public storage facility. Renaë pointed out that we may need to purchase containers to protect the documents from moisture and pests. This will be tasked to the new board.

Non-Residential Use Board Presentation for Annual Meeting:

David and Tom will get together Friday to work on this.

Culvert Entrance Cleanout:

The contractor who was to be contacted about this is no longer available. David will ask for volunteers at the annual meeting.

Dunwody Road Repair Letter:

David did not send the letter to Dunwodys after speaking with Fred Wells. Per Fred, their letter sufficiently covers the option for either they or the POA to remove asphalt.

Director Reports:

Renaë: There are 18 homeowners who have not yet paid dues. She'll send out reminder letters. There are a couple to whom she'll send lien letters.

Tom: Motion to approve funds to purchase ten mailbox locks is seconded by Renaë and approved. He's not certain of the cost but it should be around \$200. Tom's @pae.com email address is no longer valid. Cyd will send out his new address to board members. He will contact Merle for the password for the elkfallsroads@yahoo.com email address. Cyd will put something in the newsletter asking residents to contact Tom for mailboxes.

New Business:**Grow Houses:**

Beginning 1 July a new law takes effect that limits the number of marijuana plants to 12 per household. David will provide an article for the newsletter informing homeowners. If there exists a suspicion of a larger grow operation, homeowners should contact the West Metro Drug Consortium. David will provide the contact information in his article.

Proxy Ballot Box for Mailbox Area:

Who has it? Suzy will ask Paul.

Annual Meeting Preparation:

David will bring water and sodas. Cyd will send a reminder on 6 July. Suzi volunteered to help with sign-in. Cyd will provide four copies of last year's minutes for posting.

David reminded all that letters from absentee homeowners cannot be read by others at the annual meeting. Homeowners must attend the meeting to speak in favor or against covenant changes.

David asked all board members to be at Elk Creek Fire Department by 1:30 or 1:45 to help with set-up of the meeting.

Motion to adjourn made by Tom and seconded by Cyd. Board meeting adjourned at 8:25 PM

Respectfully submitted,

Cyd Lantz