

Elk Falls Property Owners' Association, Inc.

Board Meeting Draft

22 August 2017

Board members present:

Renaë Braun
David Crespo
David DiMio
Tom Duffy
Christine Groves
Cyd Lantz
Merle Lehmkuhl
John Nelson

Call to order:

The meeting was called to order by David Crespo at 7:04 PM. (Motion by Tom, second by Christine)

Old Business:

June Minutes:

Cyd will email the June minutes to new board members for approval at the next meeting.

Culverts:

David Crespo worked with Bronson to have 6 culverts blown out this past week.

Bylaw Change:

A bylaw change was approved at the annual meeting to move the date of the annual meeting to the first Sunday in May. The board needs to vote to approve this as well. The change vote has been tabled for the next meeting with the new board.

Dunwoody Hearing Transcripts:

David Crespo talked with Fred Wells regarding the tapes. There are ten 90-minute tapes to transcribe, which would cost around \$2000. David recommended to the incoming board to vote to transcribe the tapes. Cyd recommended that the tapes be transferred to CD format regardless of whether or not the new board approves transcription.

David also gave some brief background regarding the current situation with the road at the west gate to the new board members.

POA Records Storage:

A 4X5X10 storage place at Kings Valley Storage would cost the POA \$45 per month. David Crespo recommended to the new board that they approve both the storage and the purchase of weatherproof/vermin proof containers for all the POA materials.

New Business:

New Board Officers:

Tom Duffy – President
David DiMio – Vice-President/Architecture
Christine Groves – Secretary

Renaë Braun – Treasurer

John Nelson – Roads

Motion made by Merle, seconded by David Crespo; approved.

Annual Picnic:

The annual picnic is scheduled for 9 September at the Davis Ranch. Ted Hammond has agreed to bring his grill and the porta potty has been ordered. Cyd has supplied the new board with a checklist of what needs to be purchased. Ted will organize the picnic.

Handoff Projects:

Merle will work with John to hand off contact and contract information for road grading and snow plowing. The fall road grading should be scheduled as soon as possible. The work on the contract for snow removal should also start soon. Renaë spoke with resident Brian Roland, who would like to be considered for the road maintenance. She'll forward his contact information to John.

There is a pending issue with a new homeowner who wishes to keep sled dogs. The property he purchased is seemingly zoned for agricultural rather than residential use and so there is not a limit on the number of dogs he may have. The new board will need to investigate this.

Renaë made a motion to remove David Crespo as signature backup on the POA bank account and add Tom Duffy. Seconded by Tom. Approved.

A motion was made by Renaë to approve \$250 for annual picnic expenditure, seconded by Christine. Approved. She also reminded the new board members that any expenditure in excess of \$50 must be approved by the board in advance.

Christine reminded all the new board members to give her their contact information before leaving this evening.

Next Meeting:

The next meeting is scheduled for 19 September at Tom's home.

Motion to adjourn made by Tom and seconded by Merle. Board meeting adjourned at 8:16 PM

Respectfully submitted,
Cyd Lantz