

MINUTES – Elk Falls Property Owners’ Association
15 January, 2010

I. The meeting was called to order at 19:15 by Fred Wells.

II. Present:	Visitors:
Fred Wells, Vice President	Bonnie Borkowski
Suzy Nelson, Roads	Sam Shapiro
Rena Braum, Treasurer	Julie Job
Bob Phelps, Secretary	Kathi Crum
	Jane Hulko
	John Carr
	Christine Groves
	Paul Vastola

III. **Meeting policies** were explained to visitors. Members were allowed to speak and/or ask questions per Board policy.

- a. Christine Groves: Inquired about web site and e-mail.
 - i. Email – The Board does not have an e-mail address. Suzy agreed to continue to receive e-mails and forward them as appropriate to the membership and/or Board members. Bob will investigate a mailing list for board members. This will require the ability to forward to multiple addresses which is not available with most POP accounts.
 - ii. “Elk Falls Ranch” graphic on the POA web site – Fred talked about subdivision vs. POA names. The Dunwodys have “Elk Falls Ranch” as a registered trade name. Fred registered “Elk Falls Ranch Property Owners’ Association”. The two names are not mutually exclusive. Resolution: leave the web graphic as is.
 - iii. Database – Bob explained the plans for a new database that will include the ability to print the phone directory, mailing labels, dues invoices, etc. Access will be through a password protected web interface. Except for dues invoicing information, no other financial information will be kept in the database.
 - iv. It was suggested we offer business listings in the directory. Homeowners will be allowed an optional few lines in the back of the directory to list their business information. Approved. Homeowners can add this information on the request for directory entry corrections which will come out with dues invoices.
- b. Sam Shapiro: Inquired about the removal of some debris left after the mailbox move. Paul will pick this up but it may not be totally complete until the mailbox area is completed sometime next summer.
- c. Julie Job: Inquired about bus stop issues. The Dunwodys apparently told Jefferson County they no longer had permission for buses to pick up children or to turn around at West Gate. Buses will still turn around at the West Gate because there isn’t enough room for them to turn around elsewhere but they will only pick up children at the East Gate. Some

parents were notified of this change by Jefferson County but some not. Jefferson County has used that turn around since 1978. The East Gate entrance is not an acceptable because of traffic and the fact that the bus must back up to turn around. Park County apparently has not been asked to change their policies. Fred suggested the board needs to know the level of concern in order to decide if this should be a Board issue. Since this was news to Board members. Julie will send Suzy contact information and the Board will contact the school district and notify them that we would like to know the status of any changes that are anticipated. Julie will send contact names to Suzy.

- d. Jane Hulko: Asked whether we are we a four or a five member board? Robbie has resigned and the Board will be considering a new member later during this meeting. If anyone wants to be considered they are asked to so indicate.

Jane also asked about a lawsuit regarding Ken Flemminglos having removed a lock from his mailbox. Fred reviewed events during the moving of the mailboxes. Two mailbox pedestals were welded down which required that a welder be hired to remove the welds. During the actual move, Ken Flemminglos and Carolyn Hartshorn arrived. Ken took out a tool kit, and proceeded to remove the locks from the mailboxes he claimed were his and Carolyn's. Ken and Carolyn were informed that tampering with the mailboxes would be reported and it was. Jane stated that Ken has a scheduled court appearance on March 23.

IV. The **minutes** from the last meeting were approved as corrected.

V. **Road report:**

- a. There was one plowing for \$375.
- b. We received standard billing from High Country Trucking for a previous grading including a repair on Rock Creek Road for \$2545.

VI. **Financial report:**

- a. \$120 was spend for the previously approved homeowner pizza party
- b. Ending balance was \$27,816 in savings, \$1,800 in escrow and \$632 in checking as of December. A summary report was submitted.
- c. The Board approved \$160 for KW welding for the mailbox move.
- d. Dunwodys submitted an invoice re-billing the Board for \$75 "unpaid" from their previous bill plus a \$15 finance charge. This was probably for the double minimum charge that they claimed previously.
- e. The Board still has not received a formal contract proposal from the Dunwodys for road maintenance or plowing as requested.
- f. Fred asked whether the LLL Committee could resolve any of these invoice issues. Bob read a letter from Vera Dunwody (attached).
- g. Renae presented a sample dues invoice. Bob will an invoice printing URL to Renae ASAP.

VII. **Architectural report** – no report, guidelines are in preparation but not ready for presentation.

VIII. **Old Business:**

- a. Web site – discussed during visitor questions.
- b. Mailbox move – discussed during visitor questions. The move is complete except for moving a newspaper rack and removing debris from the Shapiro property.
- c. LLR committee – Jane Hulko will attempt to arrange another meeting with the Dunwodys.
- d. State Park – On Wednesday February 17 Scott Rauch (sp?) will make a presentation at a town hall meeting at West Jefferson middle school.
- e. Annual meeting minutes are posted as “preliminary” on the web site.
- f. Appointment of replacement Board member – the Board appointed Paul Vastola to serve as president until the next annual meeting. Paul agreed to serve.

IX. **New Business:**

- a. Newsletter – Bob submitted a draft of a letter to homeowners regarding the LLR Committee accomplishments and recent events. Fred and Renae will offer revisions. Paul will compile a newsletter containing the revised letter and reports from other Board members for inclusion with the dues invoices. We will also include a form to confirm/revise directory information and supply optional business information for inclusion for the directory.

X. **Adjournment** at 22:30.

Respectfully submitted,

Bob Phelps, secretary

From: ddd [vddunwody@gmail.com] Sent: Thu 12/17/2009 8:44 AM
To: Phelps, Robert
Cc: hulkojs@aol.com; Bob Mechler
Subject: Re: future plans

To Bob Phelps & present committee,

Currently the Board is PAST DUE ON BILLS, using our Tradename "Elk Falls Ranch" on their NEW website, and continues posting negative positions by EFPOA board regarding the re-zoning etc, on the internet. Past and Current Boards are in total control of these issues.

Bottomline: When the Development company owned ELK FALLS RANCH the EFPOA published in Newsletters and posted on their website "call Roger Huser the ranch manager for booking your event or to get information about joining the fishing club, support the Sportsman Club". Since January 2008 we are unaware of any supported statements or publications. Show us supported statements towards the Ranch made by EFPOA publications. Example of publications the Board is in control of Newsletters, emails, website.

Please do not Contact us until the board / some homeowners cease fighting action & words, arguing, nit picking, twisting, threatening, trespassing, harassing, publishing slander against the adjacent property owner, playing games by NOT PAYING BILLS WHERE A BENEFIT WAS RECEIVED AFTER BOARDS AGREED TO PAY FOR SERVICES, CEASE USING OUR TRADE NAME, and clean up THE INTERNET. Non of this disrespectful conduct is professional, business like or even friendly etc., just a continuation of the past.

Thank you for the opportunity, but at present until these issues are resolved please do not represent our business in the Elk Falls Subdivision Newsletter(s).

Thank you,
Vera & Drayton

On Dec 16, 2009, at 9:36 AM, Phelps, Robert wrote:

Dear Vera & Drayton:

I am going to be drafting an information blub to include in the winter newsletter to homeowners. I plan to talk about what we have been trying to do including the pros and cons of the various alternatives. I don't plan to go into a lot of detail in the first draft and I certainly don't plan to get into the "he said, she said" kinds of arguments that some of the homeowners have propagated.

I would like to include a statement about your long-term plans for the ranch – for example, in an ideal world, what would things look like in five to ten years? Can you supply a one to two paragraph future goals statement?

Thanks so much.

Bob Phelps