

# ***Elk Falls Property Owners' Association***

MINUTES

11/8/2010

Board members present:

Paul Vastola  
Renaë Braun  
Suzy Nelson  
Fred Wells  
Bob Phelps

Guests present

John Carr  
Bonnie Borkowski  
Carol Phelps (late)

## **I. Call to order**

The meeting was called to order at 19:12 by Paul.

Minutes of the October meeting were reviewed and approved as presented.

## **II. Introduction of guests:**

John – nothing

Bonnie – expressed concern about grading of roads. Rocks left on the roads, etc., especially Elk Creek Road. Her culvert was blocked. Suzy asked that she be notified immediately if this happens again. Rocks are from pulling the ditches. Suzy explained that all ditches had not been cleared for at least 2 years.

## **III. Old business:**

Nothing

## **IV. Kevin Nadeau and IREA light pole issue:**

To move the light pole near the new mailboxes should have cost approximately \$2000 but no one has seen the contract. Installing the pole for free, as we previous believed, was in error. After discussion Renaë will send out the contract when it arrives and a decision about what to do will be made on-line and/or at the next meeting.

## **V. Firewise update:**

Marie received an award at the Firewise meeting at the firehouse yesterday for her work on Firewise. There is a work day scheduled on Saturday, 11/13. Volunteers are still requested.

## **VI. Road report and fall grading recap:**

Ditches look great. The cost only \$3990. No snow plowing yet.

## **VII. Treasurer's report:**

The current financial report was passed out. There were no significant variances between the actual and amounts forecasted at the annual meeting. The Board discussed whether to send reminder invoices to people who didn't pay their assessment (~21 homeowners) and lien notices to people who didn't pay their 2010 dues (~10 homeowners).

Renaë moved that we send a second notice to people who only owe the assessment and that we send lien notices to homeowners who are delinquent in dues for 2010 and prior. Seconded. Approved.

The Board discussed when to send out next years' dues statement. It was pointed out that we should reassess the budget before considering the \$200 dues increase as approved as the annual meeting.

The attorney's bill through 9/22 was \$8,831.36. This does not include costs of motions regarding indispensable Parties. Bob moved that we pay the bill. Seconded. Approved.

**VIII. Architectural report:**

Lummanick's garage addition was approved subject to Park County zoning approval.

**IX. Motion to waive December board meeting:**

It was decided not to defer next month's meeting. The December board meeting will be Monday, December 13th at 7PM at the Vastola's but will be limited to one topic – the budget and dues assessment.

**X. New business**

Monica will continue to try to schedule mediation.

Renaee presented some land development changes for Jefferson County.

Renaee received a notice regarding 12/16 for meeting on Conifer recreation district. Members were encouraged to attend.

Holiday party complements of the board members (no Association money) will be on 12/12, 5:00-7:00 at the Crossroads in Pine Junction.

**XI. Adjourn:**

The meeting was adjourned to executive session at 20:15 to discuss attorney/client privilege issues related to the access lawsuit against the Dunwodys and Lower Lake Ranch.

Respectfully submitted,

/s/ Bob Phelps

Secretary