

Elk Falls Property Owners' Association Board Minutes
8/16/2010

Present:

Board members:

Paul Vastola
Suzy Nelson
Rena Braune
Bob Phelps
Fred Wells

Visitors:

Marie Hensick
John Carr
Bonnie Borkowski
Sam Shapiro
Jane Hulko

I. Call to order

Paul called the meeting to order at 19:30.

II. Approval of June, 2010 minutes

Suzy moved to approve the minutes as corrected. Approved

III. Introduction of guests and guest questions/comments

Marie – from Firewise –reported on the 8/8 Firewise meeting. 16 attended and draft minutes were circulated as a handout. Joe Page from the Elk Creek Fire Department is the liaison. Marie encouraged the Board to help make Elk Falls an official "Firewise Community". The advantages include having a coordinated community effort to enhance safety and assist emergency responders. This means we will have a better association with the fire protection district and firefighters. Among other things it helps reduce fire insurance rates – we're currently rated 9 out of 10 (which is based on time it takes firefighters to get there as well as several other criteria). Being a Firewise community also helps when applying for a grant to help with mitigation.

How do we become a Firewise community? Do what we're doing but document it. The formal steps are: (1) form a subcommittee within the HOA; (2) appoint a chairperson; (3) provide an opportunity to communicate with all homeowners via meetings and/or with a newsletter; (4) have Joe help with a community assessment and complete a plan for the upcoming year; (5) hold a community Firewise day; (6) document a community investment to help people who might not be able to mitigate by themselves (the required investment is \$2/capita annually and credit is given at \$20.85/hr for each man-hour invested); and (7) complete a Firewise application. The latter may include grant money to help with completing the plan.

Note that with 144 property owners, 3 people/property = 432 people, we must invest \$864. Using the 20.85/man hour figure, we already have 41 man hours credit which is a \$3600 credit.

Marie would like to have application processed by October 1. Then we would be a 2010 approved Firewise community. Maybe we could get a reduction on fire insurance. In addition, individuals get state tax reduction and/or tax credit.

Stage 3 of Staunton develop may include a fire house that could be cooperative with Elk Creek Fire District.

The HOA needs to approve a subcommittee for this to work. It was moved by Fred and seconded that we establish a Firewise community committee that they pursue qualification of Elk Falls Ranch subdivision as a Firewise qualified community and that the Board appoint Marie Hensick as chairman of that committee that committee to be comprised of at least three members (who do not need to be Board members). The committee will report to the Board of directors. Renae expressed concern about potential liability against the Board. Others were not convinced. Approved unanimously.

Marie's e-mail address is crvres@aol.com.

IV. Old business

Status of mediation – no information was available – Mr. Boog will not respond to potential dates.

Appeal of the covenants case – it was announced that the appeal of the covenants case was dismissed by the court because the plaintiffs failed to file the required paperwork in a timely manner.

Charges to board from the annual meeting – the only charge this year was to consider filling vacancies with the next highest vote getter – the matter was tabled because of the late hour. The issue is moot presently as the next highest vote getter was Mickey Mouse who was not nominated.

V. Road report

We have one bid/contract for snow plowing from Black Bear for \$75/hour, 1 hour minimum plus salt/sand @ \$95/yard. We have not heard from High Country Trucking. Questions for the Board are: (1) what to do regarding how deep to plow (should we require skids on the plows)? The issue is gouges in the road and loss of road base vs. ice buildup. (2) Do we need three bids? Suzy noted that several companies were asked to submit bids but didn't. There was a discussion about the fact that the bylaws require three bids. During the discussion it also was noted that it was not clear whether the currently submitted contract from Black Bear covers workman's comp and liability insurance. It was also noted that the contract excludes slip and fall accidents, etc. which is not acceptable. Suzy will attempt clarify these issues, get additional bids, and notify board of results so the Board can act.

Dave Crespo asked permission to remove and refinish Elk Falls Ranch sign at the East Gate. Approved.

Staunton caused damage at corner of Berg Lane and Upper Ranch Drive. It has only been partially fixed. Suzy will discuss the issue with the Staunton rangers.

A tree on Ron and Diane Carrel's home on Circle Drive will be felled with volunteer labor in conjunction with the Firewise community project.

Some ruts on Elk Creek Road were filled by Peter Braun. Thanks to David Russell for filling potholes and Kevin Nadeu who installed the mailbox light. Other volunteers have pitched in for other repairs.

VI. Treasurer's report

We have so far collected approximately \$8,000 of the special assessment. Other costs this month include:

Food, printing, etc. for annual meeting total 186.43 + 10.56 (Paul).
Tax filing, mail, meeting supplies, handouts, etc. 159.62 (Suzy).
Road base & bulletin board 93.64 (David Crespo).
Montgomery Little \$2978.51.

Paul moved we approve all bills. Approved.

It was requested by a resident that we transfer \$200 from the legal fund to the special assessment. It was so-moved by Bob. Approved by a vote of 3 in favor, 1 against, 1 abstention.

VII. Architectural report

James Lummanic resubmitted plans to the Architectural Committee and to Park County for a garage. The plans appear to be fine assuming a building permit is obtained.

VIII. New business

The Davis family has offered the use of their barn for a function. A discussion of possibilities to couple this with a party the O'Connells wanted to have and/or fund raiser took place. Paul will discuss with these with Kay and others. It will probably not happen before September.

What should be done with complaints to the Board regarding perceived zoning violations at the LLR? It was moved by Bob that the board not take action on individual zoning complaints between individuals. They should be reported to appropriate county officials. Approved.

Web site has two links to two different bylaws. Bob will contact Christine.

IX. Adjourn

The meeting was adjourned to executive session at 21:44.

Respectfully submitted,

/s/ Robert Phelps

Bob Phelps, secretary