

Elk Falls Property Owners' Association
Board Meeting
11/14/2011

Board members present:

Paul Vastola
Renaë Braun
Suzy Nelson
Fred Wells
Bob Phelps

Guests present:

None

- I. The meeting was **called to order** by the president, Paul Vastola at 21:04.
- II. No **guests** were present.
- III. **Approval of minutes.** (Minutes from both the August and September meetings were considered.) Paul moved both sets of minutes be approved as corrected. Approved.
- IV. **Old business**
 - a. **Rausch lights** – there were overnight lights at the new Rausch house. A letter was written pointing out that overnight spotlights were not allowed according to the covenants and including a copy of the covenants. The most recent observation was that the lights were out.
- V. **Road report** – Scott Crawford billed us \$2400 for partial grading. There was too much snow in the ditches to complete the grading. He said he will finish in the spring. There were two snow plowings, on 11/6 & 10/30. Charges were \$250 and \$100 respectively.
- VI. **Treasurer's report**
 - a. Expert witness payments: Diana has been paid half of the negotiated amount and the insurance company is paying the other half. Since we paid Jehn the entire amount, she should refund the amount the insurance company pays. We will pay half to the attorney expert when we receive his bill and the insurance company will pay the other half.
 - b. Eileen Brown has still not paid. No bill has been sent. Paul will follow up.
 - c. Should we hire a collection company to collect outstanding dues? Renaë will obtain some information.
 - d. Since we saved some money on expert witnesses because of the insurance company payments and on the grading we discussed an additional payment to MLS. We will pay them an additional \$5000 approximately. Paul moved we pay the June invoice in full which is a little more than \$5000. Approved.
- VII. **Architectural report**
 - a. Neither Richmeier nor Shapiro has responded to letters regarding covenant violations. Fred explained the options which included levying fines and/or court procedures. The issue was deferred until the next meeting.

- b. Chimney/chase issue. Since the covenants state “no bare metal” the Board decided that painting can meet both the intent and letter of the covenants although a chase or stone work is preferred. Appropriate responses will be drafted by Fred.

VIII. New business

- a. Holiday party. Board will pay and ask for donations (\$25/head). It will be Sunday 12/18 from 4-7 at Crossroads.
- b. Road measurement: the issue was deferred.

IX. The **next meeting** will be Monday 12/19 at 9:00 at Fred’s residence.

X. The meeting was **adjourned** at 22:42.

Respectfully submitted,

/s/ Bob Phelps

Secretary