

Elk Falls Property Owners' Association

MINUTES

2/7/2011

Board members present:

Paul Vastola
Renaë Braun
Suzy Nelson
Fred Wells
Bob Phelps

Guests present:

Bonnie Borkowski
Carol Phelps

I. Call to order

The meeting was called to order at 19:09 by Paul.

Minutes of the December meeting were reviewed and (motion by Paul) approved as corrected.

As part of the review Fred reminded the Board that there is a new law stating that it was necessary per CCIOA to register with the Division of Real Estate of the State of Colorado. Fred also reminded the Board that we need to have a discussion of how to replace a Board member when and if there is a vacancy.

II. Introduction of guests and guest comments

Bonnie – Wanted to know the outcome of the mediation. It will be discussed later. Paul asked Bonnie to clarify her statements disagreeing with the HOA's assertion in a letter to the membership that the judge ruled that there was a reasonable probability of success. Bonnie stated she remembered differently, however the printed judge's ruling says just what the HOA stated.

Carol – nothing.

III. Old Business

Woltemaths (on Rock Creek Road) sent a letter complaining about road maintenance. Suzy responded to them about the facts of road maintenance.

IV. Review of mediation

Paul and other Board members explained the events at the recent mediation. All believed that the mediation helped.

V. Directory schedule

Bob had a draft of the newest directory entries that was given to Renaë for review. Bob will send individual e-mails requesting updates and/or notifying homeowners of any appropriate information.

VI. Legal budget going forward

Tabled until we get more information.

VII. Road report / volunteers to clear mailbox pad

Suzy and Paul were out of town yesterday and Renaë was appointed to call Blackbear (our

snow plow company) if a snow came. Renae called Blackbear about noon but they did not plow until 10:00 pm. Suzy said we slipped to the bottom of the list because we didn't want the plowing until 6" instead of 3". Suzy drove all the roads today and found several omissions. She called Blackbear today and had them return and finish the job. Suzy explained other reasons stated by the company, but none of which were relevant.

Blackbear quit over the matter but suggested another individual with another company, Shane Roe (303-668-2474) who maybe will take over the plowing. The Board discussed the requirements including insurance. Suzy was encouraged that he might work out better than Robert.

A volunteer request for interest in clearing the mail pad will be sent with the upcoming e-mail blast.

VIII. Treasurer's report

Bank statements were received today and have not been analyzed. We have an MLF bill through 12/1 for \$9,831.40. Other expense is: Suzy \$147.20 for mailing and printing. Bob moved approval. Approved.

Bonnie sent a letter stating that CCIOA states that assessments must benefit ALL homeowners. Therefore she does not need to pay the assessment because she doesn't personally benefit from the lawsuit because she doesn't use Juniper and Jensen Roads and has an easement to use Elk Creek Road. Paul explained that assessments benefit all homeowners as a group, not as individuals.

IX. Architectural report

No report.

X. New business

None or included above.

XI. Adjourn to executive session

Next meeting March 21 at Phelps' home
Adjourned to executive session at 20:49.

Respectfully submitted,

/s/ Bob Phelps

Secretary