

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

MINUTES  
4/11/2011

Board members present:

Paul Vastola  
Renaë Braun  
Suzy Nelson  
Fred Wells  
Bob Phelps

Guests present:

Carol Phelps  
Kevin O'Connell

**I. Call to order**

Following the executive session, Paul called the regular meeting to order at 8:24. The minutes of the last meeting are still being revised and will be reviewed and approved by e-mail.

**II. Introduction of guests and guest comments**

No comments from the guests

**III. Old Business**

Speed limit signs – new speed limit signs need installation. We will ask for volunteers to help install them at a later time.

**IV. Clarify CCIOA language**

Paul will contact Christine Groves to correct wording on the web site RE CCIOA language.

**V. Firewise report**

There will be a meeting at the Elk Creek fire station for Elk Falls firewise training on Saturday, 4/16 from 9:00 to 11:30. After the meeting, volunteers will meet at Kate Biller's for a mitigation work session in the afternoon.

**VI. Road report**

Kevin Nadeau's dragger and asphalt – Kevin has reconstituted asphalt available if we supply pickup trucks. The board discussed this option vs. having a dump truck bring in road base and decided it might be more reasonable to have road base brought in during the Spring road maintenance. Paul pulled the dragger several times around ranch roads. It improved the roads but there was no moisture which means the improvements will not last.

Suzy will call Scott Crawford from High Country Trucking to have him ready to perform the Spring grading as soon as there is moisture. If there is no moisture we will need to consider having water hauled in to permit appropriate road maintenance.

Fred proposed submitting a proposal to the homeowners at the annual meeting to eliminate the three bid policy because it has been such a problem. However bids probably should be required if one of the vendors is a homeowner or if there is any question as to the

appropriateness of the bid. Fred moved to accept road report. Approved.

**VII. Treasurer's report**

The D&O insurance premium went up and is now \$2,760/year (probably because we had a claim). Paul moved to pay it. Approved.

Current legal expenses through March 23<sup>rd</sup> are \$22,734.49 - \$240.00 = \$22,494. This bill includes charges for the Summary Judgment motions and mediation. Moved by Bob to pay. Approved.

We have approximately \$27,000 in receivables. It was agreed to send second notices to people owing dues for 2011 and file liens to people who owe money for years prior to 2011. Motion to accept report by Bob. Approved.

**VIII. Architectural report**

No report. Paul mentioned a new dog run that may need county approval at 11779 Upper Ranch Drive. Fred will investigate.

**IX. New business**

Everyone was encouraged to get Bob information for the next newsletter. We will plan to send it out late May to early June along with notices for the next annual meeting.

The next meeting will be at 8:30 on May 9, 2011 at the Vastolas preceded by an executive session.

**X. Adjourn**

Meeting was adjourned at 22:14

Respectfully submitted,

/s/ Bob Phelps

Secretary