

Elk Falls Property Owners' Association

MINUTES

5/9/2011

Board members present:

Paul Vastola
Renaë Braun
Suzy Nelson
Fred Wells
Bob Phelps

Guests present:

None

I. Call to order

Paul called the meeting to order at 20:43.

Minutes of the last meeting were reviewed. Paul moved to accept. Approved.

II. Introduction of guests and guest comments

No guests present.

III. Old Business

a. Speed signs install

Paul found a handyman who will do this for \$200. It was moved by Fred to pay \$200 plus materials unless Paul can find a volunteer to do it. Approved.

b. Clarify language about CCIOA regulations on Website

Paul already did this with Christine Groves

IV. Road report

Suzy stated we need at least two days of moisture before we can effectively plow the roads successfully. Paul has been using the dragger which helps but does not repair the roads permanently. The Board discussed whether to bring in a water truck. The Board also discussed bringing in a load of road base for the mail box area. Suzy will investigate the cost of water and the cost of road base.

V. Treasurer's report

The treasurer's report was distributed.

No lien letters have been mailed. Renaë will prepare letters and Paul will deliver them to the post office. Notices of lien for 2010 will need to be certified.

VI. Architectural report

No report.

VII. New business

a. Bulletin board use/lock

Paul stated several unsigned notices were placed on the bulletin board questioning the Board's motivation on the current lawsuit. The Board discussed the pros and cons of placing a lock on the bulletin board. No decision was made.

VIII. Next Board meeting

The next meeting will be Monday June 6 at Vastola's at 8:30 preceded by an executive session to review attorney/client privileged information per the pending legal litigation.

IX. Adjourn

The meeting was adjourned at 21:01.

Respectfully submitted,

/s/ Bob Phelps

Secretary