

Elk Falls Property Owners' Association
Board meeting
8/29/2011

Board members present:

Paul Vastola
Renaë Braun
Suzy Nelson
Fred Wells
Bob Phelps

Guests present:

None

- I. The meeting was called to order by president, Paul Vastola at 20:59.
- II. The June 27, 2011 minutes read and approved.
- III. It was suggested and agreed that draft minutes of the 2011 annual meeting will be posted after being reviewed by the board.
- IV. Guests – none
- V. **Old business**
 - a. Sam Shapiro submitted a request for \$400 to pull buried posts out of the ground. The question arose as to whether these posts were on the road right of way vs. Shapiro's property. The issue was tabled until more information was obtained.
 - b. Bob moved that Lien letters be sent to all home owners who are delinquent at this point. Then liens should be filed on homeowners who do not settle their accounts. Seconded. Approved.
 - c. Review charges to the board from annual meeting: There was none other than the continuation of the access legal case.
 - d. Barn party – The following plans were made for the barn party at the Davis ranch (we expect 45-50 people):
 - Music for dancing by Paul
 - Grills from Paul and Bob. We need to procure one more. Paul will call around, possible Crespo.
 - Coolers and ice, Fred, Board members will supply
 - The Board agreed to allocate \$100 for sodas, water, ice, and to rent a portapotty.
 - Participants will supply BYOB, food to share, and bring their own chairs.
 - Tables from Mike Aragon.
 - Trash bags, Paul.
 - Trash cans Renaë and Fred.
 - Extension cords, Paul.
 - It was decided not to supply lawn games.
- VI. Elieen Brown trash incident – renters left trash overflowing trash containers. A bear got into the trash. It was cleaned up by Paul and Suzy and a letter was sent to the owners as there were neither e-mail addresses nor phone numbers for the renters. Suzy suggested a cleanup fee of \$100 which Ms. Brown agreed to pay.

- VII. **Road report** – we received a letter of intent from George Heywood for snow plowing who will reduce his hourly charge to \$100/hr. He can get the roads cleared by 10:00. Details were discussed. (Rena currently uses him for Peter's office.) He also has major equipment if needed at an additional fee. It was moved to accept his bid by Fred pending an appropriate contract. Fred will merge Black Bear contract from last year and a sample of Hayward's current contract and get it to Suzy by tomorrow for delivery. Seconded. Approved.
- VIII. **Treasurer's report:** Expenses this month were \$25.70 for copies for annual meeting; \$1003.27 for general liability insurance; \$10,000 for legal expenses which will be part of their bill. The payment is per our agreement to delay payment of additional fees until after the trial (and collection of dues and assessments).
- IX. **Architectural report:** Sam's fence request approved. Fred will answer. Approval for dog run by Dave Brown.
- X. **New business** – there was a query about the number of real estate directional signs allowed. Paul will contact the individual and we will attempt to placate the situation per previous precedents.
- XI. The next meeting will be Monday, Sept 26 at the Vastola's.
- XII. The meeting was adjourned 22:38

Respectfully submitted,

/s/ Bob Phelps

Secretary