

Elk Falls Property Owners' Association
Board meeting
9/26/2011

Board members present:

Paul Vastola
Renaë Braun
Suzy Nelson
Fred Wells
Bob Phelps

Guests present:

None

- I. **Call to order:** The meeting was called to order at 20:29 by the president, Paul Vastola.
- II. **Guest comments:** None
- III. **Old business:**
 - a. **Davis ranch party** – the party went very well. The Board received many positive comments and everyone seemed to have a good time.
 - b. **Staunton activity** – fences are being moved and roads are being built. The Chase cabin is being refurbished. Park opening is still planned for 2012.
 - c. **Juniper potholes** – large potholes still exist on disputed roads. The Board discussed what to do about them but no conclusions were reached. The Board will reconsider the issue at its next meeting.
 - d. **Reply to inquiry regarding real estate signs** – Since the complaint was withdrawn, no action was taken.
 - e. **Minutes** – A draft of the last meeting minutes was read but as the draft was not complete. Formal approval was deferred until the next meeting.
- IV. **Treasurer's report** – We have approx. \$19,000. We need about \$4,000 for fall maintenance plus potential snow plowing and we currently owe the attorneys around \$6,000. We will submit invoices for next year's \$500 dues as approved by the homeowners at the annual meeting in December.

Current expenses for the Davis party were approved: \$124.50 for a portapotty and \$15.07 for paper plates and condiments.

Renaë will send a bill for \$100 to Eileen Brown for the cleanup she promised to pay for cleanup of trash that was ransacked by a bear on her property.

Nuce was foreclosed upon following bankruptcy. We received \$32. We will send an invoice to the new owner (bank) for the remainder.
- V. **Architectural report** – Sam Shapiro's fence – no plans have been received. Approval is deferred until plans are submitted. Fred will send a letter to that effect. Dan Richmeier is building a lean to.
- VI. **Road report** – fall grading is needed and ditches need cleaning. Hopefully that can be done without needing much additional road base. Suzy will arrange to have the work done ASAP once we have some moisture. The Board agreed to use Scott Crawford again.

Suzy discussed the contract with George Heywood for snow plowing. She will finalize the contract.

Suzy discussed the absence of culverts at three houses causing road erosion near their driveways. She will investigate further.

VII. **New business** –the next meeting will be November 14 at the Vastola's.

VIII. **Adjourn** – The meeting was adjourned at 22:04.

Respectfully submitted,

/s/ Bob Phelps

Secretary