

Elk Falls Property Owners' Association, Inc.

Board Meeting Minutes

31 January 2018

Board members present:

Thomas Duffy
David DiMio
John Nelson
Renaë Braun
Christine Groves

Call to order:

The meeting was called to order by Tom and seconded by John at 7:15 p.m.

Old Business:

Minutes:

Minutes for November approved. Motioned by John and seconded by Renaë.

Old Business:

Updating bylaws-statutes:

Renaë is still exploring wording between audit and financial review she will have this done by the next meeting.

Elk Falls POA Software Status:

Dave has done some research and there appears to be lots of possibilities. We are searching for either software or services that will be comprehensive and will include all aspects of property/POA management including the ability for residents to update their information. Renaë has sent an Request For Proposal to a company E. Hamersmith. Renaë has a quote from a condo manager for \$150 per month. The board feels that we can easily afford and need the services.

Local Improvement District for Internet Services in Elk Falls Ranch:

Park County will be conducting meetings around this issue. Dave and Tom are going to attend meeting(s) and will report back to the board. Issues need to be further investigated for details that will be shared at the annual meeting.

Short Term Rentals:

At the annual meeting the board was charged with investigating short term rentals. A committee was identified and unfortunately the committee lost their chairperson. No one has stepped up. Christine will try and get the committee together for a brief meeting so that we can report to the residents at the annual meeting.

New Business:

EFPOA Financial Report:

We have approximately \$75,000. We will be billing for annual dues soon, which will bring in approximately \$40,000.

Roads :

- Tom met with a Jefferson County Planning and Zoning representative to discuss the process or steps required to vacate the roads. EFPOA would need to accomplish the following prerequisites to meet JeffCo standards:
 - Bring roads up to county standards/specs
 - Obtain easements from some owners
 - Obtain majority consent from homeowners to vacate roads
 - Conduct a survey of the Ranch roads in Jefferson County to validate locations relative to right-of-way
 - Submit an application to vacate
 - Support three public hearings (Planning Commission, Board of County Commissioners, Review)
- The Pros and Cons of vacating the roads were discussed to include previous efforts of former board members.
- Advantage of vacating roads would be that EFPOA would take ownership of the roads (which we currently maintain) and could opt to become a gated community. Currently, Park and Jefferson counties technically own the roads.
- John Nelson is researching signage for placement around the Ranch to include a blinking speed limit sign (detects if cars are traveling too fast) which could be strategically moved around the Ranch.
- John plans to explore if a centralized parcel delivery drop off point could be created to minimize delivery traffic on the roads (similar to the USPS mailboxes).
- John and Tom discussed meeting with Bronson Burbach (current roads contractor) regarding the potential and need to improve the road base on certain sections of our roads most prone to corrugation. An overview of options was presented, namely the addition of gravel road base or recycled asphalt; both have their merits and disadvantages. John is obtaining more information and a cost estimate from Bronson.
- John Nelson spoke with Zach (Staunton State Park Manager) during a volunteer meeting and discussed the possibility of the park helping improve Upper Ranch Drive since they frequently utilize this stretch of road. He said outside of potentially using their small gravel pit, they're unable to help.
- **Signs:** Speeding continues to be an issue on the ranch. John has priced out more speed limit signs. In quantities of 10 or more a 12 x 18 is \$30.49 each and a 18 x 24 is \$51.42 each. John will drive the ranch and make a decision as to how many we need. Also, we are researching the possibilities of an educational campaign.

Next Meeting:

The next meeting is scheduled for Wednesday, Tuesday March 20th at 7:00 p.m. at the home of Christine Groves.

Motion to adjourn made by John and seconded by Tom. Board meeting adjourned at 9:04 p.m.

Respectfully submitted,
Christine Groves