

Elk Falls Property Owners' Association, Inc.

Board Meeting

14 March 2018

Board members present:

Thomas Duffy, President
David DiMio, V.P. & Architecture
John Nelson, Roads
Christine Groves, Secretary

Guests:

David Crespo
Robert Phelps

Call to order:

The meeting was called to order by Christine and seconded by David at 7:08 p.m.

EFPOA New Business

Wedgewood Weddings Liquor License:

David Crespo and Thomas Duffy met with Russ Clark at Jefferson County Planning and Zoning at 3:00 p.m. this afternoon to discuss Z-Golf and Wedgewood.

They then met with Debbie and Katelyn, clerks to the liquor board to glean how liquor applications and licenses work.

EFPOA Board discussed strategies on how to approach the situation. We will be e-mailing out that strategy on March 24th and encouraging everyone, both Park and Jefferson County residents to attend the hearings.

Old Business

January minutes are not complete and will be brought to the next meeting

Vacating Roads: Tom has met with both Jefferson and Park Counties, information collected in addition to the past, board meeting is:

There would need to be 3 public hearings in Jefferson and 2 public hearings in Park County

There appears to be a lot of work involved and it might prove to be cost prohibitive. Tom's thoughts are that if someone in the community that wants to take up the initiative they are more than welcome, but as a volunteer board we have enough on our plate.

Local Improvement District (LID) high speed internet-status: On Wednesday evening February 21st Dave attended the first meeting. There will be more of these meetings over the next few months. The presentation lasted about 45 minutes and questions took another 75 minutes.

Fiber optics is the best technology and is actually less costly than copper and other modalities to install. That doesn't mean that it's cheap!

Park County owns a fiber optic line with the node at the Bailey library. From there it runs north to Deer Creek Elementary school and South to Platte Canyon High School. Anyone can tap into this line.

The proposed method for connecting to the network is by forming a Local Improvement District (LID). Our LID could be the POA as well as any neighbors that aren't part of our POA who would be able to use the service.

A partnership with the LID, provider and possibly other organizations would band together to finance the project to bring the fiber optic lines to the individual homes.

The LID would issue the equivalent of a municipal bond to finance its portion of the project. The bond would be repaid over a period of time (10, 20 or more years) by an assessment added to owner's annual property tax bills.

The county acts only as a "pass through" and remits all payments from the LID to retire the bond. The purpose being to use the existing tax collection ability of the county to collect funds to pay the bond.

Everyone who resides within the LID boundary AND could receive a benefit from the line will be required to pay their portion of the bond even if they don't actually connect.

To form the LID and sell the bond, 51% of residents must approve the proposal. Ideally we would want a much higher percentage.

Since our POA straddles two counties both Park and Jefferson Counties would have to approve the formation of the LID and agree to collect and remit the fees.

This is the essence of bringing reliable Broadband to our development. Other factors include:

1. willingness of our neighbors
2. This needs to get underway soon or we will lose this window of opportunity
3. IREA will be replacing utility poles in the next 5 years so there is an opportunity to coordinate with them and reduce the cost.
4. The individual assessment will depend on the total cost and the number of homes in the LID.

Air B&B: Christine reports that the next meeting is scheduled for Sunday, March 18th at 1:30 p.m. So far Kathy Fletcher and Charlotte Winzenburg will be in attendance. After that meeting Christine will write up a report for both submission into the April 1st newsletter and will report to residents at the annual meeting.

Signs for State Park: Zach is going to have his staff put signs up along the boundary between Elk Falls Ranch properties and the state park so park visitors know that they are leaving park land and entering private land. Zach is very interested in hearing from property owners up along that northern boundary of Elk Falls Ranch about any paths they have on their property that park goers may be using to trespass (either on purpose or otherwise). He is very serious about making sure that those old (or new) trails are marked so folks know they are trespassing.

Evacuation: Tom and Zack will be working on an evacuation plan for both the park and Elk Falls residents.

Trout Pond: John Morris at JeffCo Planning and Zoning is monitoring the camping at the Trout Ponds as it appears they are working outside the parameters of the special use permit. The county does not have a definition for: camping (when does long-term camping become a trailer park) and is looking into it.

Additional Topics

Annual Meeting Notices and Proxies: Renae will be sending notices and proxies in the next couple of weeks.

Newsletter: Christine requested that each board member write a one or two sentence job description with possible estimated time commitments. She expressed that maybe it would be easier to find volunteers if they knew what they were getting into.

Next meeting is set for May 9th at 7:00 p.m. at the home of Christine Groves

Adjourned motioned by John seconded by David at 9:00 p.m.

Respectfully submitted,
Christine Groves