

**Elk Falls Property Owners Association
Annual Meeting Minutes
October 3, 2021 2:00 pm
Virtual Meeting on Webex**

Call to Order

The meeting was called to order by Renae Braun at 2:20 pm.

Confirmation of a Quorum

28 property owners were in attendance and 6 proxies were submitted.

Welcome and Introduction of New Members

Renae welcomed everyone and asked any new members to identify themselves.

New residents attending included:

Brian Pesis & Star Fall

Tristin Thompson & Nathan Bullard

Staunton State Park - Update

Zach Taylor is the Manager of Staunton State Park and presented an update on park activities.

Visitation numbers were down a bit from the Covid-induced highs of 2020. However, use of the facilities such as the group picnic area and shelter at Davis ponds remained popular with those facilities rented nearly every weekend. The park celebrated its 1,000th Track Chair trip in August as that unique disability program continues to grow.

Construction continued on the new road to provide easier access to the west end of the park. Expectations are that public access to the additional road and parking area will be opened up in January 2022. Zach appreciated resident patience on construction traffic that got misdirected into the neighborhood.

Additional signage has been installed to discourage visitor attempts to access the park through the neighborhood, visitors and residents alike are encouraged to use only the main entrance for access to the state park. Residents are encouraged to let the park know when visitors are observed parking in the neighborhood and crossing private property to access the park so that State Park rangers, Park county and Jefferson county resources can be mobilized to react to such activities.

Zach reminded us to be Bear Aware as we move into the fall season. Keep your food and trash locked up to avoid bear activity.

Zach responded to several questions from residents:

What is the park capacity? Zack explained that they have about 290 parking spaces, plus creative roadside parking within the park brings the total number to about 400 vehicles. When that capacity number is reached, additional vehicles are held at the entrance station until a space frees up due to a visitor leaving. That capacity has only been reached twice this year. There is also a less definitive Resource Protection Capacity that is considered as parking spaces and trails are laid out and improved based upon a 2-3 person average per vehicle.

Any developments on wildfire evacuation routes? Still in discussion with neighborhoods and property owners to the west to determine if its feasible to establish egress through the west side of the park.

Goshawks and trail closures? Staunton State Park is the only State Park with known Goshawk nesting and 15 fledglings have resulting from nesting in the park. Trail closures will continue as necessary to protect that wildlife activity.

The new Lazy V parking lot that will be opened with the new road will add 170 parking spaces.

The archery range project is now focused on re-location of the nearby trail to create a larger safety buffer. After that work is completed, Zach hopes they will be able to open the new facility to the public.

When the archery range is opened, visitors will be able to bring their own equipment and a limited inventory of "loaner" equipment will be available.

Elk Creek Fire Protection District – Update

Captain Ben Yellin introduced himself as the Wildland Captain representing Elk Creek Fire.

Ben explained that they are looking to merge Elk Creek Fire with neighboring Inter-mountain Protection District. Objectives are to consolidate resources and compensate for dwindling supply of volunteers. An initial feasibility study has been completed with favorable results and they hope to wrap up that decision in the coming months.

They are on track for another year of 1,400 to 1,600 calls, thankfully only a couple of which have been wildfires. We are still in a high risk mode until a season-ending event such as heavy rains or snow cover.

Ben introduced the Community Ambassador program and referenced the neighborhood's ongoing participation in Firewise as important links between Elk Creek Fire and the residents.

The 2021 Chipping program continues, having reached almost 600 homes for the season.

The Wildfire Prepared Home Assessment program continues with over 100 homes participating in that so far this year. For those not aware, that involves an inspection of the home and surrounding property by a trained FPD representative. It results in a customized report providing recommendations for action around the home to establish defensible space and decrease wildfire risk.

An updated Community Wildfire Protection Plan (CWPP) is in progress to refresh information on wildfire risk used to identify wildfire mitigation needs and prioritize projects. Additional detail on the CWPP is available on the web site.

In response to a question, Ben explained that insurance companies do their own thing and probably are already well aware of our high risk wildfire status by virtue of their own information sources. Elk Creek Fire is attempting to establish some benchmarks that will encourage insurance companies to recognize resident and neighborhood wildfire mitigation efforts, however there remains much work to be done on this matter.

Ben advised that a new volunteer academy will be starting up soon for those wishing to volunteer fighting fires, with information available on the FPD web site. For those not seeking to fight fires, but otherwise willing to volunteer, Ben suggested residents contact the Firewise Committee to see how they could help within the neighborhood.

Firewise Report

Dan Mueller introduced himself as the neighborhood's Firewise Committee Chairman, provided some background on what Firewise is and introduced the other members of our neighborhood's Firewise committee: Bob Fletcher, Anita Nissly, Mike Pesta, and Mike Long.

Elk Falls Ranch residents that signed up for chipping on the Elk Creek web site are scheduled to be visited by the chipping crew this month. Unfortunately the program is at capacity, so anyone that was not able to sign up in the spring will have to wait until next year's program is announced.

Residents that have spent time or money on mitigation efforts are encouraged to report their hours and expenditures to the Firewise committee at elkfallsfirewise@gmail.com by November 1st to beat the deadline for our 2021 Firewise recertification.

Dan shared a list of things that homeowners can do to reduce wildfire fuel in the neighborhood, protect your home and property and planning for a possible wildfire evacuation.

Dan wrapped up by summarizing selected objectives of the neighborhood's 5-year Firewise plan.

A question was asked about risk of roadside trees falling and blocking neighborhood access and egress in a fire. Dan explained that was an area of focus for which action plans are being discussed. Ben Yellin added that our neighborhood has a lot of roadside "regeneration" – young trees that will combust easily and actually pose a greater threat to blocking road access and egress. Ben suggested that because these trees are small and easily removed with loping shears, they are a good place for homeowners to start addressing the problem.

Approval of 2020 Annual Meeting Minutes

Renaë Braun asked if there were any questions about the 2020 Annual meeting minutes as posted for member review. No questions. Renaë motioned that we approve the minutes as posted, Marta Nelson seconded the motion. An audible vote was called, all were in favor, so the motion passed.

President's Report

Renaë presented a summary of accomplishments since our last annual meeting:

- Upper Ranch road widening project completed
- Additional road base on Juniper and Elk Creek
- Budget meeting held in March 2021
- Broadband grant application in January 2021 and again in July 2021
- Annual picnic and Firewise educational event held on September 26th 2021
- 6 Board of Directors meetings
- 5 mailbox re-keys
- 146 dues invoices mailed, payments deposited, and membership database updated
- 90 payments to vendors
- Administrative work done by our volunteer EFPOA board of directors saved over \$6,500
- 5 Newsletter mailings prepared by Bev Long
- 4 requests for architectural approvals including 1 new home
- Trick or treat parade planned for Sunday October 31st

Roads Report

Dave Shaffer introduced himself as the Roads Chairperson and provided a summary of road maintenance activities for the year.

- Road grading
 - Full sub-division grading completed in May
 - Full sub-division grading planned for October
- Snow plowing was done 6 times last winter – all in March
 - While the new snow plowing contractor hired last winter was less expensive, the quality of work was not as good
 - Reverting to previous snow plowing contractor for this winter
- Spread sand/salt mixture on problem areas ~8 times

- Usually spread sand/salt mixture on Stallion hill, Juniper paved curve, Circle Dr hill approaching Lower Aspen and Cedar/High View curve
- Manually loaded sand into ATV trailer from sand pile on Upper Ranch, mixed in salt and spread with a shovel or bucket
- Road culvert inventory/inspection completed in May
 - Miscellaneous culvert openings cleared
- Check dams installed in various ditches

Dave then provided a summary of road improvement activities all completed in May:

- Upper Ranch Dr widening from 11969 Upper Ranch Dr to Rock Creek Rd
 - Excavated to extend road surface to a width of 20' and create new ditch
 - Applied 206 tons of class 6 road base from the Morrison AGG quarry
 - Includes 1" new road base for entire section of road
 - Spread road base, scarified, compacted and final grading
- Road base applied to Juniper Rd. from pavement near Elk Creek Rd to pavement at end of Dunwoody property
 - Applied and graded out 286 tons of class 6 road base from the Morrison AGG quarry
- Road base applied to Elk Creek Rd just past west gate
 - Applied and graded out 50 tons of class 6 road base from the Morrison AGG quarry

Dave shared a diagram of neighborhood road sections that have received fresh road base since 2019 and clarified that our long term roads strategy is to work towards eventual application of road base to all roads in the neighborhood. 2022 road maintenance plans include the following:

- Spring and fall road grading (if needed)
- Winter snow plowing when snow accumulation exceeds 4 inches
- Winter sanding/salting on specified problem areas as needed -
- Install new road signs
- Spot grading/repairs as needed – plan to use Tiny Tractor Services
- Clear blocked culverts
- Spring and fall road culvert inspection
- Culvert maintenance and check dam installation as needed
- Install culvert markers (if markers are available)
- Identify/mitigate road erosion caused by driveway sheet runoff

2022 road improvement candidates include the following projects:

- Apply road base to Upper Aspen Ln. from Circle Dr. to near curve at Blk 3, Lot 3 ~1400 ft
- Apply road base to Cedar Ln. and first part of High View ~650 ft
- Apply road base to middle Stallion Dr below Jensen/Rock Creek Rd intersection for ~200'
- Apply road base to Lower Aspen from Circle Dr for ~150'

Again, The ultimate goal is to apply road base to all EFR roads using the following guidelines:

- Road base should be applied in a contiguous manner
- Roads are selected to have road base applied based upon the following criteria
 - Estimated traffic volume
 - Grade of the road
 - Current and past road condition with respect to water induced erosion, ruts, potholes, exposed bedrock, etc

Based upon an inventory of existing signs and areas in need of signage, a plan has been created to install additional signage is to:

- Deter speeding by reminding drivers of 15 mph speed limit

- Alert lost park visitors that there is no entrance through Elk Falls Ranch
- Signs under consideration include:
 - Slow Down Speed Limit 15 mph (yellow)
 - Speed Limit 15 mph (white)
 - No Access to State Park - Please Respect Private Property (brown)

Dave wrapped up with a reminder that there are things residents can do to help prolong the effect of grading and reduce the frequency of road maintenance:

- Please do not exceed 15 mph
- Please avoid sudden starts/stops and spinning tires
- Please keep driveway culverts clear
- When plowing snow, please avoid removing road base or moving decomposed granite into roads with road base

If you see any road issues please remember to notify the Roads Chair (Dave Shaffer - elkfallsroads@gmail.com)

Covenant Change to Disallow Short Term Rentals - Update

Renae provided an update on the proposed covenant amendment that would prohibit short term rentals.

- The Board has been tasked with conducting a vote to change the covenants to prohibit the short-term rental of lots for periods of less than thirty (30) days.
- EFPOA attorney is fine tuning the language of the covenant amendment which will then be reviewed and approved by the EFPOA Board of Directors.
- Amendment will be mailed to homeowners along with a ballot.
- Once ballots are mailed, homeowners have 60 days to return ballot.
- 65% of owners must approve the amendment in order to change the covenants.
- Each Elk Falls Ranch block has separate covenants. Therefore votes to change covenants are counted per block and one, two or all three blocks may pass or fail to change the covenants .

A summary of Park and Jefferson county STR regulations was shared. Renae noted that several potential buyers of homes in the neighborhood have inquired as to the legality of STRs in the neighborhood.

Several members shared comments about their concerns related to allowance of STR activity in the neighborhood.

New Business

Bev Long spoke about the **Broadband initiative**, our partnering with South Park Telephone to build out the fiber optic network and the grant process to secure state funding to make the project possible. Although we met all grant criteria for the January 2021 grant cycle, there were not sufficient funds to fund our project. We have resubmitted the application for the July 2021 grant cycle and await a decision from the grant committee.

Nomination of Board Member Candidates

Renae explained that Mike and Bev Long are stepping down from board and we thank them for their service and contributions over the past few years. Residents Marta Nelson and Wayne Gneiser have volunteered to join the board to fill those vacancies. Board members Dave Shaffer, Dan Mueller and Renae Braun have agreed to remain on the board to serve another term.

Renae asked if there were any other nominations. There were none. So with those five nominees we moved on to a member vote.

Election of Board Members

An on-line polling window was presented to web participants. Dan ran down the roster of those attending via telephone to verbally accept their votes.

All votes were in favor of installing all five nominees to the Board of Directors.

Adjournment

Renae motioned to adjourn. Chris Groves seconded the motion. All were in favor.

The meeting adjourned at 4:29 pm

Respectfully submitted

Dan Mueller