

**EFPOA Board of Directors Meeting**  
**September 24, 2019 7:00 pm**  
**11665 Upper Ranch**  
**Minutes**

**Board Members Present**

Renaë Braun  
John Nelson  
Taylor Carpenter  
Mike Long  
Bev Long

**Guests Present**

Ben Yellin, Elk Creek Fire (ECF)  
Mike Pesta, Firewise  
Bob Fletcher, Firewise

**Call to Order**

The meeting was called to order by Renaë Braun at 7:06 pm. (Motion by Renaë, second by Taylor).

**Approve Meeting Minutes**

The August meeting minutes need to be approved at the next meeting.

**Firewise**

- Homes that are on a hidden or non-thorough fare roads need to have their addresses in to Elk Creek Fire for slash pickup.
- Bob proposed that the chipping program becomes an annual event in September.
- Bob and ECF are also proposing that a Firewise member becomes a permanent member of the Board. Renaë stated that 5 EFPOA board members are elected by the membership at the annual membership meeting and are responsible for conducting the business of the association.
- Renaë proposed a permanent committee if the Firewise representative does not want to serve as a full member of the EFPOA board of directors.
- Ben Yellin presenting a grant for a program called Forest Restoration and Wildfire Risk Mitigation. Elk Falls Ranch is a candidate because we have an organized representative group (POA and Firewise plan), are high risk for fire (Elk Creek Fire district is one of the highest risks in the country), and are next to open space (Staunton State Park). We would get a risk assessment for a priority area ranking and have funding for landscape mitigation. This is a matching grant, but you can count time. History with the program has shown that the finance balance is 75% grant and 25% community responsibility. This would be a rebate grant for funds over 25% that the community would have to pay. Who is going to be responsible for mitigation work (community, homeowners, etc.) would need to be identified. ECF can do free individual fire risk assessments by signing up on their website. The grant deadline for next year will be fall of 2020. Additional grants could be available in the meantime. A formal invite to be a part of this Program needs to be extended to the homeowners in the S turns on Elk Creek Road. Bob to share the grant's website with the Board. Board members and Firewise members need to be present at the ECF Oct. 20th education meeting AND get individual assessments. We need to create a united front and spread the word about the Program.
- A certification program to certify individual homes as mitigated (for insurance purposes) is in the works of being created for Elk Creek Fire District. \*\*Additional information: Fire Ice type of prevention doesn't work. Mitigation is proven to work. Most homes burn because of embers entering the home. \*\*.
- Bob to be the liaison for ECF and the POA board for communication.

- The success of the chipping program needs to be mentioned in the next newsletter.
- ECF's website has interactive maps and weather for fire risk for the week. POA emails would be sent out on high fire days.
- Additional signage needs to be installed in community "Dead End" and "No Outlet" to help with traffic in case of a fire. A large "No Outlet" sign needs to be erected by the entrance to the community to deter Staunton State Park visitors from entering the community in the event of an evacuation.
- Firewise will have an educational meeting on October 20th in the training room at Elk Creek Firehouse Station 1. Additional details and time TBD.

### **Website and email**

- We will begin using Constant Contact for all community communication.
- Renae will look into Go Daddy prorated hosting refund once new site is live.

### **Property joining POA**

The Carrs want to rejoin the POA. A vote would need to be done to allow them back in. It be included with the short-term rental vote. Renae will reach out to other non-members to see if they would like to join as well. Renae is investigating costs.

### **Broadband**

Park County Broadband Update: Silverheels Community grant was referenced by Park County for how a successful grant application works. Elk Falls Ranch can apply for a grant to bring in broadband. As of now, Mountain Broadband has no information if they are coming to our area. Laura Nesbit would be a great resource for information on broadband related issues. Renae will ask her to come to the next board meeting.

### **Community Event**

October 26th is the date for the Halloween Trick or Treat parade. Randi Boldra will host. Randi and Dan Killian to coordinate.

### **Architecture**

- Approval of John and Marilyn Martin. 34601 Jensen Road fence request. Mike reviewed. Mike motions to approve the original plans with wooden fence posts. Renae seconds. Approval passes. Homeowner indicated they would like to substitute metal posts for wooden posts. Mike to contact homeowner for visual and written documentation of the new metal fence post design.
- A running tally of Architecture will need to be done by Secretary for Architecture Committee to be held in the cloud. All other approvals will be put in minutes and agenda.

### **Secretary**

- All POA documents needed for Realtors and Title Companies will need to be transferred into new website. A separate page will be created specifically for Realtors and Title Companies.
- Letters to Editor section of the website to be created to allow residents to express their opinions on short term rental issue
- How to document decisions made outside of board meetings – they will be placed on agenda of next board meeting in order to re-approve and capture in the meeting minutes

### **Roads**

- Tiny Tractor: After grading and road base install, the culverts need to be reassessed. Tiny Tractor presented a scope of work and priority of areas. Tiny Tractor to submit invoice.
- Bronson's invoices are reviewed for future road base installation.
- Bronson to snow plow the community for the 2019/2020 season.
- John to reach out to another plow company for a contingent plan.
- John to gather information for salt and sanding and present at next meeting.

**Treasurer**

- Presented updated expenses and bank activity.
- Outsourcing of software update by Renae Contract for software outsourcing needs to be legally reviewed. \$1000 needed for legal review of CSM Contract. Taylor motions. Mike seconds. Approved.

**Next Meeting:** Tuesday, October 22nd at Mike and Bev's house at 7pm

Motion to adjourn made by Renae and seconded by Mike. Board meeting adjourned at 9:23 pm.