

EFPOA Board of Directors Meeting
October 22, 2019 7:00 pm
11817 Northwest Court
Minutes

Board Members Present

Renaë Braun
John Nelson
Taylor Carpenter
Mike Long
Bev Long

Guests Present

Laura Nesbit
John Carr

Call to Order

The meeting was called to order by Renaë Braun at 7:07 pm. (Motion by Renaë, second by Taylor).

Broadband Discussion

1. How do we get the people in this neighborhood, and possibly other surrounding neighborhoods, to join together to pursue a broadband grant with the State? Three stakeholders combine to fund the broadband connection: homeowner, internet service provider and state. It is a highly competitive grant.
2. How do we leverage the Universal Access Fund to our benefit to get fiberoptic into Elk Falls? Laura will contact an attorney and Verizon. She will also touch base with Ryan Smith, Neteo CEO.
3. An engineering study needs to be done. Homeowners need to commit to \$X amount/month.
4. With a competitive grant we need to look at:
 - Why did groups get disqualified?
 - The ones that didn't get disqualified, why didn't they get the grant?
 - How can we write our proposal to ensure it is accepted?
 - Rise Broadband might be a prohibiting factor because they are the incumbent internet service provider (ISP) for part of the neighborhood.
 - We need to gather data to dispute any bandwidth claims.
 - May need an attorney to help us get the cooperation we need to get the grant or deal with any ISP incumbent issues.
 - RF engineering could help get a cellular data feed for wireless and is needed for the fiber optic grant proposal. Mobile carriers tend to be more friendly to get increased data out to rural areas.
 - Property values and site lines need to be considered with small cell placement.
 - We need to contact Silverheels POA to ask questions about how they gathered interest to fund the project.
 - Contact homeowners in the narrows, Elk Falls Meadows, Elk Falls Highlands, Woodside, Staunton to be potential partners.

Signage

A resident has requested that signage be put up at Dunwoody/Elk Falls property line to deter wedding guests from entering the subdivision and causing safety issues when they pull into homeowner driveways to turn around. Taylor will work on signage.

Architecture

David Dimeo and Julie Pelto owners of 35181 Lower Aspen seek approval to update their secondary garage to a secondary garage with guest house for a residence structure. Use is for kids, grandkids, guests in accordance

with the covenants. The guest house cannot be rented. Conditional use permit will need to be obtained by homeowner from Park county. Mike motions for approval. John seconds it. Motion approved.

Minutes

- August minutes are tabled, need to be read.
- September and October minutes need to be sent to Bev for review and then board for approval.

Short-term rental

Residents should be given the opportunity to write letters communicating their position on short term rentals. These letters will be posted on the website for other residents to read.

Treasurer

- 2020 budget preparation will begin.
- Financials were handed out for review.
- Email communication update presented.

Roads

- Capital improvement study draft from Watervation reviewed. Comprehensive Study to be submitted by Lucas on 11/5/2019.
- Tiny Tractor presented work completed for ongoing maintenance.
- Snow plowing contract has been approved for Bronson.
- Sanding contract (labor and material) for Tiny Tractor reviewed. Mike motions for approval. Taylor seconds it.
- Road base works well. Future road base applications need to be applied during the wet season or a product will need to be applied.
- Speed Limit sign replacement on Elk Creek Road and additional signs throughout the community. John to update quote. To be approved by email.

Miscellaneous

- Entry signage needs to be replaced. Possibly replace with entry monumentation. Taylor will work on this project. John will look into upgrading existing entry sign.
- Community message board to be replaced or improved.
- Postage lockers need to be updated. Larger and more parcel boxes are needed. Will remove one bank of paper boxes. Possible UPS or FedEx lockers?
- Renae will speak to Scott Albertson regarding being the new POA attorney and ask if he is willing to take on the covenant change.

Outsourcing

Scott Albertson is reviewing the CSM contract and making suggestions for changes.

Next Meeting: Tuesday, November 19th at John's house at 7pm

Motion to adjourn made by Renae and seconded by Mike. Board meeting adjourned at 10:00 pm.