

**EFPOA Board of Directors Meeting
December 10, 2019 7:06 pm
11665 Upper Ranch
Minutes**

Board Members Present

Renae Braun
John Nelson
Taylor Carpenter
Mike Long
Bev Long

Guests Present

Pete Zeeb, New Resident

Call to Order

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

Meeting Minutes

August 20, 2019 **Approved**
October 22, 2019 – tabled
November 19, 2019 - tabled

Firewise

Mike heard back from Elk Creek Fire Department regarding whether or not he could volunteer to do fire risk assessments to help with the backlog. Volunteers cannot do Risk Assessments. Only firefighters can do Risk Assessments. In order to inform the grant for fire mitigation, every homeowner needs to have a Risk Assessment completed.

Broadband

- **Survey:** Mountain View Lakes mistakenly sent the Elk Falls survey link to their residents. Since their data is now mixed with ours, we won't be able to use the automatically generated reports from Constant contact. We'll have to parse out the data and create manual reports.
- **Speed tests:** Participants reported what they had for speed tests. Speed tests were poor. Most participants have Rise Broadband.
- 54 participants said they would like high speed access. Six said they do not.
- **Next Broadband Committee Meeting:** Tuesday, December 17 at 7pm. Mountain View Lakes Community Center.
- **Facebook Group** – Bev created a Broadband Facebook Group to facilitate discussion and have a forum for question and answer.

Document Decisions Made Via e-mail Between Board Meetings

- **Parcel Boxes** – Approve two stacks of four compartment parcel lockers at a cost of \$3,273.95
- **Message Board** – Approve up to \$650 for refurbishing existing structure
- **Change of attorneys** – Approve engaging Holley, Albertson and Polk to represent the EFPOA in legal matters and notify Altitude that we no longer wish to be under retainer. Approve signing of HAP Fee Disclosure.
- **Full Ranch Grading & Road Base (Mailboxes to top of Stallion)** – Approve BRME Estimate #3406 for \$41,680
- Motion to approve all four items by Renae, second by Mike. Motion passed

Short-term Rental Vote

Renaë will work with our new attorney to review language drafted by Altitude.

Architecture

No new structure requests.

Roads

John updated the Board on recent road work.

- Tiny Tractor sanded 12/7 and 12/8 on Juniper and Lower Aspen curves.
- Tiny Tractor is asking for approval of a delivery of sand. Elk Creek Sand and Gravel \$49/ton. Over 5 tons is \$45/ton. \$95 delivery charge. Asking for \$600 for Sanding material. John motions. Mike seconds. **All approved.**
- Sand buckets to be supplied and filled at various areas around from the community for continual sanding by residents.
- Snow plowing contract has been approved for Bronson.
- West Gate potholes will be repaired once it thaws.

Signage

- Road signage and main entry sign need to be fixed and updated.
- Three “No Entry to Park. Private Community.” Signs to be estimated and installed in the main entry points.
- Elk Falls Ranch main sign needs to be preserved and refurbished. Taylor will inquire with Pine Junction sign company to see if they can do the job.
- Taylor will work on signage needs once the new website is completed

Treasurer

Renaë reviewed the budget process:

- Budget needs to be on a calendar year to coincide with dues
- Will budget include broadband? Bev noted we do not have enough information to make that determination at this time.
- The Board discussed if annual dues should be increased to reflect the increase in cost of maintenance? That decision will be easier to make once we see a draft of the 2020 budget.
- Road study needed by Watervation to solidify road budget.

Bev reviewed the November financials.

Miscellaneous

- Purchase a gift card to thank Bob Wallace for his work on the new message board. Bev will purchase and send a \$50 gift card to Bob for Moore Lumber. Taylor motions. Bev seconds. **Approved.**
- John will research and purchase solar lights for the message board.
- John offered to repaint the remaining paper boxes. Bev will check with Bob Wallace to see if there is any leftover paint from the message board work.

Outsourcing

- CSM will not change their contract language to reflect Colorado law vs Wyoming law. The Board has opted to look at other management company options. Taylor recommends MSI.
- Hammersmith and Colorado Association Services are two options that were recommended to look into as a possible outsourcing source.
- Renaë will continue to look for other options and recommendations. Bev will post a query on Nextdoor.

Next Meeting: Weds, January 15th at Bev and Mike's house at 7pm

Motion to adjourn made by Renae and seconded by Mike. Board meeting adjourned at 8:49 pm.