

Elk Falls Property Owners Association
Board of Directors Meeting Minutes
December 13, 2021 7:00pm

Board Members Present

Renaë Braun
Dan Mueller
Dave Shaffer
Marta Nelson
Wayne Gneiser

Call to Order

The meeting was called to order at 7:07pm by Dan Mueller

Approve meeting minutes

The minutes for 10/5/21 were approved, Marta made the motion to approve, Dave seconded and approved.

Roads report: Dave Shaffer

Bronson:

Bronson snow removal contract is on hold as we are waiting for Bronson to return a signed contract.

Bronson Fuel theft:

Motion for \$450 for mobilization fee for Bronson by Marta, seconded by Dan, passed unanimously.

Tiny Tractor:

The Tiny Tractor contract specifies that EFPOA will provide Tiny Tractor with a work order that describes the services to be performed and the location of the required services. Tiny Tractor (Merle Lehmkuhl) will provide an estimated timeframe and hours to complete the task. The EFPOA board will then approve (or reject) the task for execution. If, in execution of the task, the actual duration exceeds the estimated duration by 100% or greater, the contractor will stop work and seek direction from the EFPOA board regarding continuation of the job.

When he becomes available around mid-February, the primary task for Tiny Tractor is sanding and salting four areas as specified in the work order. #1 is Stallion Hill, #2 is pavement at Juniper curve, #3 is curve at Cedar where it turns into High View, #4 is the hill on Circle Dr approaching Lower Aspen. These are the four areas where sand and salt is usually applied in slick conditions. There are six other areas in EFR specified on the map attached to the Tiny Tractor contract that may be requested for sand and salt application. Salt and sand are staged at Juniper curve for use by Tiny Tractor. Tiny Tractor needs to send a proof of insurance to Renaë. Renaë will send the contract to Tiny Tractor for his signature.

Road Maintenance and Improvement Planning

Initial planning indicates spring road base application estimate of 800 tons of road base, based on last year's prices. This will meet the budget planning bogey of \$24,000. The 800 ton estimate will be provided to Bronson in an effort to lock in 2021 prices. Bronson will now offer compaction of roads in conjunction with grading and road base addition, \$550 for mobilization and \$200 per hour.

Signage: Dan Mueller

Speed limit signs and "no access to the park" signs have been installed.

Proposed sign by last Dunwoody cabin on Juniper. Renae to contact Laura and committee to decide on verbiage of sign.

Firewise: Dan Mueller

Chipping is complete.

Community Wildfire Protection Plan(CWPP) conducted by Elk Creek Fire and Inter-Canyon Fire for a burnability study for 2022.

1. We need to identify hazards along the roadways.
2. Find residents who cannot do their own work to remove hazards.

Architecture: Marta Nelson

Marta will contact resident owner on Upper Aspen in regards to an addition.

We need a permit for a resident on Lower Aspen.

Marta is going to update policies and procedures in regard to architecture.

Treasurer Report: Renae Braun

Treasurer report tabled

Outstanding dues, one paid, one is on payments, one no response.

Other Business:

Renae will submit registration and the 10/5/21 board meeting minutes for the Jeffco HOA registration.

Short-Term Rental discussion.

Tabled and it will be a priority next meeting.

Broadband Initiative Update:

Dave will contact David Shipley with road concerns regarding the broadband installation.

Refuse and Recycling Vendor Project

Marta will talk to Shirley Septic.

Next Newsletter Date and Topics:

Marta and Bev will work together for the next newsletter.

Website Updates

Marta will review the website and advise the board on changes.

New Business

None

Next board meeting on Tuesday, January 11th 2021 at 7:00pm at Dans.
Motion to adjourn at 9:17pm by Dave seconded by Dan. Motion passed
Respectfully submitted by Wayne Gneiser, Secretary