

Elk Falls Property Owners Association
Board of Directors Meeting Minutes
July 11th, 2023 7:00pm

Board Members Present

Dan Mueller
Wayne Gneiser
Marta Nelson

Dave Shaffer and Cyndie Van Buskirk via webex

Guests:

Renaë Braun

Call to Order

The meeting was called to order at 7:02 pm by Dan Mueller.

Approval of June meeting minutes: Deferred

Roads Report: Dave Shaffer

(Roads Report was given ahead of Treasurer's Report due to Roads Chair limited time)

On June 11th, Dan, Wayne and Dave filled some ruts and excavated ditch to direct runoff. Cleared and added check dams at Rock Creek, Stallion and Jensen.

Wayne and Dave cleared the driveway culvert at 11775 Stallion Dr. on June 14th. Very difficult to clear.

On June 24 the sediment was removed from ditches on Circle Dr., Cedar Ln and High View and road erosion ruts were filled by Dave, Wayne and Dan. Driveway runoff continues to cause road erosion at three different locations (34417 High View, 34626 Circle Dr, 34538 Cedar Ln). The homeowner at 34626 Circle Dr hired Cheaper Than Dirt Excavating to repair their driveway. There are still other ditches that are full of sediment.

Slash material is causing blockage in ditches. The culvert near 34417 High View was clogged by slash material and caused debris to be washed across the road. This was cleared on June 24th.

On June 25th, Wayne and Dave excavated to locate the driveway culvert inlet at 11742 Elk Creek Rd with the help of Dunwoody. Filled in road erosion across Elk Creek Rd. Created temporary ditches across the driveway to redirect water to culvert. On June 25th, Wayne, Dan and Dave used the culvert rake and spade to clear most of the sediment from the culvert.

BRME completed grading on Lower Aspen on June 21st after a significant rain delay, and moved his equipment out.

A new concern is Highline is looking to bury broadband fiber in the road and could result in significant road damage.

A homeowner on Stallion Dr. had a concern about runoff from full ditches and a non-functioning driveway culvert at 11825 Stallion Dr eroding her driveway. Dave inspected it and he does not believe the ditches are the problem. Dave was unable to find the driveway culvert at 11825 Stallion Dr.

The 2024 road base candidates are South Elk Creek Rd., Lower Aspen Ln., High View and Berg Ln.

Treasurer's Report: Cyndie Van Buskirk

The check to BMRE for road grading cleared the bank. One outstanding invoice from the attorney.

Reviewed the financial statements and there was nothing unusual to report.

Cyndie will check with First Bank to see if there is an account that we can put the liquid assets in to draw more interest.

Regarding the EFPOA outstanding dues, there are five outstanding and of those, four of them were previously outstanding. Two owners in the POA are grandfathered in and not required to pay dues. Cyndie will flag them in PAYHOA accordingly.

We have eighty-two addresses in EFPOA that have not logged into PAYHOA.

Discussion about PAYHOA and how to get people to sign up with their email.

Firewise: Dan Mueller

No updates.

Architecture: Marta Nelson

Marta moves to approve the deck project at 35270 Upper Aspen Ln. Dan 2nd.
Approved.

Regarding the retaining wall rebuild at 35681 Upper Aspen Ln, Marta will communicate with the owner's about obtaining any necessary permits and to inspect the road for damage when the work is complete. Project was approved via email by board members.

Roof replacement at 33709 Berg Ln inquiry. Marta informed the owners that they need to get a permit and submit it to the board for approval.

At 34667 Circle Drive, pending culvert concern will be taken care of with the final grading.

Proposed new build at 35441 Upper Aspen Ln. Preliminary inquiry about EFPOA requirements.

Transactions:

11914 Stallion Dr. closed June 15, 2023.

Architectural Policy and Procedures publication

No updates.

Other Business:

Review of the covenants deferred. Renae mentioned the block two provision restricting signs as a recommended change due to change in the law.

2022 HOA Legislative updates to Annual Fee & Special Assessment Collection Policy is deferred.

Document any decision made outside of the board meeting:

- Convert from Constant Contact to PAYHOA for newsletters approved via email on July 2nd, 2023. Dan moved to acknowledge this change, Marta 2nd approved.

Crime insurance policy deferred waiting for changes to occur and segregation of duties.

Dan implemented a document archive in PAYHOA, creating folders and files. The board can start adding files to PAYHOA. There was discussion on its abilities and how to organize the files within the archive.

Newsletter: Deferred.

Website updates: If there is any information that needs to be updated on the website, be sure to get it to Bev.

New Business

Dan reported on the wedding venue noise complaints. He documented two complaints on June 24, 2023. One of the residents went to the venue and talked to the manager. The manager seemed very responsive to the complaints. Dan is keeping a log of any complaints. He would appreciate as much information as possible for documentation.

Next board meeting, August 15th at 7pm at Dan Mueller's house.

Meeting Adjourned 8:28pm motioned by Dan, 2nd by Wayne, motion passed.

Respectfully submitted by Wayne Gneiser, EFPOA Secretary