

# **Elk Falls Property Owners Association**

## **Board of Directors Meeting Minutes**

**July 12th, 2022 7:00pm**

### **Board Members Present**

Dan Mueller  
Marta Nelson  
Renae Braun  
Wayne Gneiser  
Dave Shaffer  
No guests

### **Call to Order**

The meeting was called to order at 7:08 pm by Dan Mueller.

### **Approve meeting minutes**

The approval of minutes for July 9<sup>th</sup> 2021, motion to approve by Dan, 2<sup>nd</sup> by Renae, motion approved.

August 23, 2021 motion by Dan to approve, Renae 2<sup>nd</sup>, motion approved.

Annual meeting minutes work in progress.

June 7<sup>th</sup>, 2022 minutes motion to approve by Dan, 2<sup>nd</sup> by Marta, motion approved pending changes.

### **Roads Report: Dave Shaffer**

#### **Big Maintenance**

Received notification on June 10th from Bronson that the Morrison quarry has a limited amount of road base available at pre-July increase pricing. Dave requested board approve via email. The board approved it on June 12th (4 yes votes) via email, BRME road base addition as previously planned 705 tons of road base delivered, spread, graded and compacted on June 27th-29th. Areas receiving road base were Upper Aspen Ln for ~1400' from Circle Dr to halfway downhill from Franz driveway, Lower Aspen Dr from Circle Dr for ~100', Berg Ln at Stallion Dr for ~100' and Stallion hill/Rock Creek Rd intersection.

EFR received ~4" rain over the weekend prior to road base delivery, ideal conditions for road base addition. Initial impression is that compaction of the new road base results in hard packed, smooth road surface. May want to consider compaction in conjunction with grading.

Recently received much positive feedback on road conditions.

Received BRME invoice (Jul 6th) for road base addition.

Invoice amount is approximately 4% over the expected amount. Dave detailed the variances and they were deemed acceptable.

Marta motioned to approve the invoice amount and Dan 2<sup>nd</sup>, motion approved.

### **Small Maintenance**

Added check dams on Circle Dr (both sides of road) below Lower Aspen

Added check dams on Upper Aspen Ln (east side of road) below Upper Aspen Ct.

Added diversion channels on Upper Aspen Ln (west side of road) across from Upper Aspen Ct.

Cleared culvert inlet and outlet on driveway culvert on Upper Aspen Ln across from Waller driveway.

Rebuilt culvert outlet headwall on culverts at Circle Dr and Cedar Ln and Circle Dr and Lower Aspen

Worked with Wayne attempting to locate culvert outlet near Flemingloss driveway, not successful.

### **Miscellaneous**

Stallion hill, Juniper and Lower Aspen are already developing washboards/ruts, 1 month after grading Stallion hill much improved by grading, road base addition and compaction.

Monsoonal rains have caused some minor to moderate erosion on roads, Steep ditches need additional check dams - Circle Dr below Lower Aspen, Juniper below Circle Dr, Elk Creek Rd east side of Lion's Head hill.

Ditch cleanout will be necessary this fall

Some culverts may need to be cleared

Renae commented on a culvert on S. Elk Creek Rd. that is very close to the road and about 3' deep. The board members will drive by and evaluate and then bring back their ideas to the next meeting.

Renae commented also that we should get workman's comp for the POA.

Renae has a list of possible snow removal contractors that she will give to Dave. Dave will look into estimates for snowplowing.

Dave will contact South Park Telephone and see what their plan is for the broadband regarding the installation, whether it is overhead or in the road.

High Country Excavation (HCE) submitted a bid for snow plowing which was in line with bids from other vendors. HCE also offers salting and sanding services. Dave would like more information on the type of equipment they use for salting/sanding. Now that the major road improvement projects are complete, Dave has time to follow up with HCE.

### **Firewise: Dan Mueller**

July 24<sup>th</sup> is the next firewise meeting.

Reporting to Firewise, residents need to submit hours spent on mitigation, expenses such as hauling to the dump, trash bags, etc.

Discussion of hiring a chipping company due to missing the fire department chipping program. Dan will get estimates.

### **Architecture: Marta Nelson**

Follow up on the Dimeo garage addition: Marta received a copy of the permit for the Dimeo garage addition. Project signed off.

Pertaining to Abby Smith's property, Marta does have a site plan and forwarded them to the board members. The site plan was approved via email with 4 votes of yes and 1 of no. Renae voted no because the chimney stack materials have not been supplied in the plans.

Discussion about a property owner's concern about a neighbor moving some dirt in their driveway. Marta and Dave went to the property and found no covenant violations, Dave would like to see some erosion control on the steep part.

### **Architectural Policy and Procedures publication**

Discussion on policy and procedures pertaining to new builds. Marta will work on a checklist that covers dos and don'ts that will be a guideline for the board to follow. Dan asked board members to make any suggestions.

### **Treasurer Report: Renae Braun**

Renae says dues keep trickling in.

HOA management software & resident directory update: PAYHOA recommended an hour demo before signing up for the 30-day trial. Dan, Marta and Renae expressed

interest in attending with the goal of completing the demo before the next board meeting.

### **Other Business:**

Decisions made outside the board meeting:

Approval of the BRME road base and compaction.

Approval of the Abby Smith site plans Marta 1<sup>st</sup>, Dan 2<sup>nd</sup>. Four board members voted for the motion and one against. Motion passed.

### **Short Term Rentals Amendment:**

Update of Bylaws to allow one owner to sign ballots is complete.

There will be two mailings, the first one on July 22<sup>nd</sup> which will be the cover letter, ballot and amendment. Two days after the first mailing, a mailing announcing the Q&A meeting which will be on August 6<sup>th</sup> or 7<sup>th</sup> to be determined and back up for August 13<sup>th</sup> or 14<sup>th</sup>. Closing date for ballots is September 22<sup>nd</sup>. Ballots will be opened and counted at the end of August to allow time to follow up with homeowners who did not respond.

Annual meeting: Tentative date for annual meeting is October 22<sup>nd</sup> or 23<sup>rd</sup>. TBD.

Newsletter: Information about the STRs.

Website updates: Bev would like suggestions for website updates.

### **New Business**

The board has received complaints about the wedding venue noise. Dan will address the complaints.

Colorado 2022 legislative changes require updating the EFPOA "Annual Fee & Special Assessment Policy"

Next board meeting date: Tuesday, August 9<sup>th</sup>, 2022 7:00pm at Dan Mueller's house and on Webex

Dan made a motion to adjourn, Marta 2<sup>nd</sup> at 10:25pm.

**Respectfully submitted by Wayne Gneiser, Secretary**