

Elk Falls Property Owners' Association, Inc.

Board Meeting Draft

11 October 2017

Board members present:

Tom Duffy – via phone

David DiMio

John Nelson

Renaë Braun

Christine Groves

Call to order:

The meeting was called to order by John's motion and seconded by Renaë at 7:38 p.m.

Old Business:

Minutes:

Minutes for June, August and September approved. Motioned by Tom and seconded by John.

Old Business:

Roads:

Snow plowing for Winter 2017-18, Workmen's Compensation Issues and contract-status - It appears that the 2015 contract was signed. However, there appears to be no signed contract for 2016. We are currently working on a verbal contract for 2017-18. Both contractor and subcontractors are fully insured. Because they are self-employed and their subcontractors are self-employed they do not carry workmen's compensation insurance. Any assignment of work to a subcontractor needs to be in writing to both the subcontractor and EFPOA. It is important and necessary that both contractors and subcontractors understand that they are not eligible for workmen's compensation.

Prior to the meeting Renaë, Tom and Christine agreed via email that Fred Wells be compensated for reviewing and revising the contract in accordance with the above paragraph.

Additional concerns about the snowplowing contract, is where do we rank on Bronson's priority list. We are a top priority and the sooner we call the sooner we will get plowed. John is going to talk with Bronson about which hills need sanded and discuss with Merle and Suzy how things have been handled in the past.

Grading has been done and there are a few minor things that need to be addressed. Aspen Lane Court was not done. It might be that they can't maneuver large equipment on that road. John is going to check and see if it needs graded or just plowed. John has the culvert shovel and will assist homeowners as time allows to clear their culverts. The culvert near Babbitt's house needs to be addressed.

Update bylaws:

Renaë would like some time to review wording between audit and financial review.

Central storage of EFPA legal documents and other EFPOA property status:

Christine has contacted Fred, David, Suzy, Tom, Bob and Renae. They all have boxes of EFPOA material. Christine will gather up the material so that the board can determine storage needs. Renae has ordered four large plastic storage containers and has received two of them. She will find out where the other two are.

Air B&B Committee-status:

Tom has contacted Deedee the committee chair to ensure that the committee periodically updates the Board and will be ready to present their findings at the annual meeting.

New Business:

Local Improvement District for internet service in Elk Falls Ranch:

David has some contacts and will report back at the November meeting. Additionally, Laura Nesbit and Tom Carr were identified as being people on the ranch that would have information.

Additional Topics:

Next Meeting:

The next meeting is scheduled for Wednesday, November 29th at 7:00 p.m. at the home of Christine Groves.

Motion to adjourn made by David and seconded by John. Board meeting adjourned at 8:43 p.m.

Respectfully submitted,
Christine Groves