

EFPOA Board of Directors Meeting

November 14, 2018 7pm

Meeting Minutes

Call to order: 7:20 pm

Attendance: John Nelson, Taylor Carpenter, Renae Braun, David Dimeo

Approve Meeting Minutes: Tabled since Leslie was not able to attend

New Business:

- **January Meeting at Staunton re Broadband** - Ranger Zach from Staunton would like to have a meeting in January to discuss broadband to include EFPOA and other HOAs. Zach would like the EFPOA to contact the other HOAs. David will contact Zach for more details and reach out to the other HOAs.
- **Altitude Law Proposal for Short Term Rental vote** – The proposal was reviewed. Renae will reach out to Altitude to see if they can provide a maximum amount
- **Renters (more than 1 family living in a home)** – Do the Elk Falls protective covenants address multiple families living in 1 home? Does zoning address this issue? Are septic systems approved for a maximum number of people? Does a home's Certificate of Occupancy provide for a maximum number of people?
- **Board discussed incident after rehearsal dinner** – Renae will try to obtain the police report

Architecture:

- **Romero Garage Plan** – The board reviewed the proposal for a detached garage 24x32x12. Taylor will contact neighbors to see if they have any issues with the proposed construction. Taylor will also ask Robert Romero if they plan on having plumbing in the garage. Board will vote via email after information is received.

Roads:

- **Snow Plow Contract** – Bronson has agreed to do snow plowing for the 2018/2019 season.
- **Capital Improvements Study** – the board reviewed the proposal from Lucas Babbit. John will reach out to 285 Engineering for a proposal
- **Spot Grading** – John recommended using Larry from Old Man and a Tractor to do spot grading. Prior to beginning work a contact similar to Bronson's needs to be executed. The contract needs to clearly state that contractor must locate underground utilities prior to commencing work and must take responsibility for any damage that is incurred to underground utilities.

Old Business:

- **Outsourcing/New Software** – Renae received and reviewed proposals from 2 HOA management companies and was not happy with either one. Both had a long list of items that are charged over and above the monthly fee. While looking for additional companies to contact, it was discovered that the law requiring HOA management companies to be licensed by the State of Colorado is sunseting as of 7/1/19. This will increase the number of companies that can provide services and hopefully lower costs. Renae will reach out to CSM, the company that provided a proposal prior to implementation of the licensing requirements for an updated proposal. CSM would be able to begin providing services on 7/1/19.
- **Group email distribution** – Board agreed gmail would be the best interim solution and hopes elkfallspoa@gmail.com is available
- **Next Board of Directors meeting** – Wednesday January 16th at 7pm at Leslie's house

Meeting adjourned at 9:24 pm