

Elk Falls Property Owner's Association

Annual Meeting

May 21, 2023 at 2pm

Elk Creek Fire Station #1

Call to order at 2:22pm

Confirmation of a quorum: Dan Mueller called to order with a Quorum of 30 member participants

Welcome all members and introduction of current board members, Dan Mueller, President, Marta Nelson, VP and Architectural Chair, Cyndie Van Buskirk, Treasurer, Wayne Gneiser, Secretary and Dave Shaffer, Roads Chair and new residents.

Guest speakers:

Staunton State Park: Zach Taylor, Park Manager.

Ten-year anniversary of Staunton State Park this year and will be celebrated May 20th. In the 10 years of opening, the park has made many improvements such as adding parking lots, renovating the Staunton cabin, adding walk-in camp sites, an archery range and more.

The management of the park sent out a survey when it first opened to get feedback on what people wanted for the park. This has become a 10-year master plan and most recently they will be sending out another survey to get more ideas from park visitors, volunteers, and communities.

In 2018, the courts approved a decree of the Staunton State Park water rights. The park installed a weir in Elk Creek to monitor the water flow.

Archery range will have 17 lanes and 400 yards safety zone. Target ranges are from 10 to 100 yards. No firearms allowed.

The Staunton State Park Friends group helped to restore the Staunton homestead cabin and it will be open to the public.

Stanton was awarded one million dollars for fire mitigation in the park and waterways such as Elk Creek.

Bear aware: There are 3 district wildlife managers for this area, two live down the hill and one close in this area. They are available if there are any wildlife incidents that need attention. Zach asked that residents keep their trash containers locked up and that they bring their bird feeders in at night. Please don't feed the wildlife other than the birds.

Park rangers are also peace officers and can and will write tickets for traffic violations i.e. speeding. Speed limit on S. Elk Creek Road is 30 MPH and 15 MPH in the park. Dan Mueller asked about the road striping to see if we meet the minimum traffic count for road striping on Elk Creek.

Question about noxious weeds and Zach has a budget for this and has volunteers work on cutting blooms and pulling noxious weeds.

Elk Creek Fire Protection: Chief Jacob Ware was not in attendance due to illness. Dan reported for Chief Ware on:

1. The chipping will start next week possibly May 22nd, 2023. You should get an email as to when they will be showing up. If you didn't get signed up, there are other programs to remove your slash.
2. Elk Creek Fire Dept hired a full-time deputy fire marshal. She will be available for wildfire mitigation assessment of your home.
3. Elk Creek Fire Dept will have an introductory class to Saws and Slaws which covers how to mitigation your property, chainsaw use and disposing of slash.

Firewise Report-Dan Mueller

What is Firewise?

Firewise is a national program assisting communities with education and wildfire risk reduction providing:

- Education
- Assistance
- Certification

Your neighborhood committee members:

Bob Fletcher, Anita Nissly, Mike Long, Jasmin Schoenzart, Dan Mueller

2022 re-certification in process:

Track and submit your hours worked & dollars spent, November 15th deadline for 2023 submission

Send to Dan Mueller: elkfallsfirewise@gmail.com

Firewise Activities

What residents can do

Reduce wildfire fuel in the neighborhood:

Manage trees, brush, and fuel on your property.
Thin trees to maintain spacing and excessive reproduction.
Prune lower branches to eliminate "ladder" fuels.
Remove juniper "gas cans".
Remove standing dead trees.

Get rid of slash from the above activities:

Elk Creek Fire chipping/slash removal program-sign up closed for season.
For those who signed up for chipping for the neighborhood is tentatively scheduled for May 15th-June 23rd.

Elk Creek fire will notify you directly via email on specific dates.
Be sure to follow guidelines when preparing your slash piles.
Utilize slash drop off sites-locations and schedules on Park and Jefferson County websites.
Share suitable firewood materials with your neighbors.

Don't know where to start?

Contact a firewise committee member for assistance.
Schedule a wildfire prepared homeowner's assessment with Elk Creek Fire Dept.

Take advantage of education opportunities

Excellent "Home Ignition Zones" and other brochures available and we can email by request.
Links of the Firewise page on the website.
Watch for local wildfire awareness event announcements in the newsletter.

Protect your home, property and family:

Understand the Defensible Zones – ask for a brochure, read and execute!
Help emergency responders find your address quickly – install standardized address signage.
Schedule a Wildfire Prepared Homeowner Assessment with Elk Creek Fire which is \$100 fee

Plan for a possible wildfire evacuation

Develop and practice a family plan.
Prepare with a "Go-Bag".
Heed public announcements and leave early
Sign up for county emergency alerts through Park and Jefferson Counties.

Approval of 2021 Annual Meeting minutes

No comments changes or corrections offered up. Susie Nelson motioned to approve minutes.
Marta Nelson seconded the motion. All were in favor. Motion passed.

President's Report

Accomplishments since our October 2022 annual meeting:

Short cycle as we strive to get back on the prescribed May annual meeting schedule.

6 Board of Directors meetings. Minutes of past meetings are always available for review on the EFPOA web site.

Budget meeting held in March. Proposed 2023 budget was disclosed, discussed, and approved.

Implemented PAYHOA as our new management software. Please get on board if you have not already done so.

Added Workers Compensation/Employers Liability coverage to POA insurance.

Upgrading POA policies to comply with new state legislation impacting HOAs. Some of these updates are Colorado Common Interest Ownership Act (CCIOA) revisions, new regulations concerning collection of overdue annual fees, minimum interest rate, expanded notification requirements, and payment application.

Architecture Report

Two home sale transactions

Four requests for architectural approvals: Two solar panels, one carport and one fence project. Reminder - covenants require board approval for many home improvements including decks, fences, garages, sheds and additions. Owner is responsible for obtaining and complying with country permits and regulations and also for awareness and compliance of easements and rights-of-way.

Annual Trick or Treat parade held on Saturday, October 29th, thanks to Heath and Jennifer McNally for hosting.

Three newsletter publications plus several special announcements. Thanks to Bev Long for her work.

Broadband Update

Highline (formerly SPT) is still working on permits before construction can start. Construction likely to start in July and will last 18 months. Residents will be notified when service is ready to be brought into the home. There is still time to sign up and take advantage of the early adopter price breaks.

Annual picnic and Firewise educational event held on October 1st. Thanks to Ted Hammon and James Lincoln for grilling and to the Davis family ranch for hosting

Trick or Treat parade planned for Saturday October 29th:

Games at 1:30, trailers depart at 3pm, potluck dinner after the hayride. Thanks to Heath & Jennifer McNally for hosting this year – 11739 Upper Ranch Drive

Christine Groves had concerns about the EFPOA history taken off the website. Dan asked that she give us time to research and get back to her.

Treasurer's Report Cyndie Van Buskirk

2023 Budget: The 2023 budget was approved in March. The 2023 expenses have been very close to our planned budget. The only slight variance to mention is that snow plowing costs ran slightly under budget, thus the savings gained was put toward additional road base purchase and application. The 2023 annual dues for residents were due on May 1st, currently 30 residents are unpaid.

PAYHOA Management Software: Residents directory is still a work-in-progress. Currently we only have email addresses in PAYHOA for 47% of property owners, 90 units with no email. Benefits for PAYHOA is to receive and pay invoices electronically. You can view payment history, join our neighborhood directory (or opt out). PAYHOA will allow us to combine platforms into one, saving additional expenses with multiple platforms. Text messaging will hopefully be available in the future.

Roads Annual Report Dave Shaffer

Big Maintenance:

Full ranch grading in May, good moisture, good results.

Small Maintenance:

Tiny Tractor performed some spot grading, ditch cleanout and culvert clearing this spring after some precipitation.

Winter Maintenance:

Snow removal – plowed snow only once. Sanding/salting – Dave Shaffer did it 1 time, Tiny Tractor did it 4 times this year. Primary winter sanding and salting areas are Circle Dr hill approaching Lower Aspen Ln, Stallion hill, Juniper paved curve and Cedar/High View curve.

Miscellaneous:

Dave installed many check dams in ditches to slow erosion. Culvert inspection is done twice per year with culvert clearing and headwalls done as needed.

Road Base Addition and Compaction May 2023:

The recent road base additions in 2022 were Upper Aspen, Lower Aspen at Circle Dr, Berg Ln at Stallion Dr, Stallion hill, Rock Creek Rd, Jensen Rd intersection. In 2021 we widened Upper Ranch and applied additional road base and on Juniper at Jensen to the asphalt and South Elk Creek Road. In 2020, Circle Dr and from Circle on Juniper to the asphalt curve. In 2019, Upper Ranch up to Rock Creek Rd, Rock Creek Rd to Stallion hill and Stallion hill.

Note: Compaction of road base appears to have significantly improved durability of the road surface. Considering compaction of some areas in conjunction with spring grading.

2023 Maintenance Plan:

Spring road grading.

Winter snow plowing when snow accumulation exceeds 4 inches at the mailboxes. Winter sanding/salting on specified problem areas such as Stallion Hill, Cedar/High View curve, Juniper paved curve, Circle Dr hill approaching Lower Aspen. There are barrels with sand and salt at these and other locations. TTS spreader accomplishes much better material distribution than shovel/bucket.

Spot grading/repairs as needed. Road base will be added this spring. The contractor recommends a continuous application of road base. The recommended locations for road base next year are Cedar Ln, Stallion Dr below Jensen, and Lower Aspen from Circle Dr. Spring and fall road culvert inspection. Culvert maintenance and check dam installation as needed. Identify/mitigate road erosion caused by driveway sheet runoff

How residents can help

Please do not exceed 15 mph. Please avoid sudden starts/stops and spinning tires. Please keep driveway culverts and ditches clear. When plowing snow, please avoid removing road base or moving decomposed granite into roads with road base. Notify Roads Chair of road issues (Dave Shaffer - elkfallsroads@gmail.com).

New Business

Resident's concerns about the noise at the wedding venue. Dan Mueller spoke with Vera and Drayton Dunwoody. They tried to define a common ground and a line of communication and create a method of reporting problems. Dan volunteered to be the mentor. The method of reporting problems will be to contact Dan Mueller at 630-240-9066 (please do not call after 10:30 pm) and if the resident deems necessary to contact Park or Jefferson County Sheriff Department. Later than 7pm the decibels over 50 db is in violation according to the counties. Dan and sheriff's department would encourage the residents to give the date, time, description of the noise ie; music, voices, loudspeaker, etc., and the duration of the noise and also which venue the noise is coming from with the Creek Side on the East side is Jefferson County and the Willows in on the West side and is in Park County. Brian Pesis commented that he believes that 90% of the issues are after 10pm and mentioned that if the venue has their windows and doors shut, the decibels don't seem to be a problem. He also asked Dan if there was a timeline on resolving the issues and Dan mentioned he wanted to resolve it as soon as possible. Christine Grove said there is an outline for the decibels in the documentation from the lawsuits.

Dave Crespo mention that the Dunwoodys are renovating the old lodge and they will be turning it into an event center. He is concerned about additional noise at that event center.

Nomination of Candidates:

Five returning board members. Dan Mueller serves as president, Marta Nelson serves as vice president and architectural chair, Wayne Gneiser serves as secretary, Cyndie Van Buskirk serves as treasurer and Dave Shaffer serves as roads chair.

Election of Board Members:

Dan Mueller made a motion to elect the five nominees, seconded unanimously by the attending members. Votes collected via paper ballots from those attending, via Webex polling from Webex participants, and via verbal phone-in participants.

Motion to Adjourn:

Meeting adjourned at 4:51pm motion to adjourn by Dan Mueller, seconded by Carol Phelps. Unanimously passed.

Submitted by;

Wayne Gneiser, EFPOA secretary