

**Elk Falls Property Owners Association
Board of Directors Meeting Minutes
May 04, 2021 7:00 pm
Virtual Meeting on Webex**

Board Members Present

Renae Braun
Dan Mueller
Mike Long
Bev Long
Dave Shaffer

Guests Present

None

Call to Order

The meeting was called to order by Renae at 7:05 pm.

Approve meeting minutes

Renae advised she had just finished reviewing minutes from September 8th and October 6th. She will type up her revisions and send them out. Dan advised the Annual Meeting minutes are just about completed.

Roads

Dave met with Joe Walton (contractor) to finalize the Upper Ranch widening project, everything seems to be in order, and he is ready to go. Dave received the county permit and has posted the required signage at the work site and email notification has gone out to residents. Expected project duration is about one week.

Dave spoke with Bronson to coordinate planned grading dates with the Upper Ranch widening work. Bronson has not yet provided a planned grading date so he may not be ready to grade until after the road widening is done. Dave and Mike will be talking to Dunwody to advise him of the road base application on Juniper in conjunction with road grading for the entire neighborhood.

There was discussion about who to use for smaller maintenance projects. Dave had another contractor, Larry Allen, come out and provide a bid for digging out culverts. The bid was a bit higher than expected and it is not anticipated that he would come down with the price. Merle (Tiny Tractor) would be less expensive, but we have not yet resolved the concern over Merle's lower than desired insurance limits. It was agreed that Dave will tell Larry Allen we will not be using his services now.

Dave also provided an update on a few smaller road concerns he surveyed and resolved himself.

We will need to let our current snowplow contractor, TMS, know if we do not wish to renew our contract with them for next season. Renae mentioned that Tobias (TMS) had told her earlier in the season that he did not want to plow for us next year. We discussed the possibility of bringing Bronson back in as our snowplow contractor. Renae will check with TMS to see if they are interested in plowing for us next year. She will also call one other contractor, Mac, for a decision. We will then determine next steps based upon those responses.

The prospect of leveraging left over asphalt from the Staunton State Park project, does not seem feasible – Zach said he does not expect to have left over asphalt. Dave tried to call the contractor but he did not respond.

It was agreed that we do not need to discuss or do anything further on the WaterVation report. That topic will be removed from the agenda.

Firewise

Dan will be meeting with representatives from Elk Creek Fire to discuss evacuation routes and evacuation route signage on May 14th. He will provide an update for the board at the next meeting.

Architecture

Mike received drawings for a new home to be built on Lower Stallion, Block 2 Lot 55. Although drawings initially provided were insufficient, subsequently provided drawings supplemented by those available in the permit box at the job site answered all of Mikes questions and everything is in compliance with POA guidelines. Mike recommends approval of the project. Mike motioned to approve the submitted plans. Dave seconded the motion. All were in favor – the motion passed.

Treasurer Report

Bev reported that there was not much going on last month – just the snowplow invoices and copy expense for the annual dues. The Bank Activity spreadsheet was shared. There was discussion of D&O insurance, and continued shopping for General Liability and Crime insurance policies. Renae is continuing to research options. The Navigators D&O policy was renewed effective 5/1/2021. The decision was made not to switch to the lower priced insurance because the coverage is not as good.

Newsletter Topics

Annual meeting will not be held in May. An article will be published on archery safety since we had a resident complaint. Dave and Dan will be submitting articles. Bev needs newsletter articles prior to Friday.

Next Board Meeting Date

Our next board meeting date was set for Tuesday, June 8th at 7pm.

Renae motioned to adjourn the meeting. Dan seconded the motion. All were in favor.

Meeting adjourned at 8:48 pm

Respectfully submitted

Dan Mueller