

Elk Falls Property Owners Association
Board of Directors Meeting Minutes
February 8, 2022 7:00pm

Board Members Present

Dan Mueller
Renaë Braun
Wayne Gneiser
Dave Shaffer

Board Members Absent

Marta Nelson

Guests:

Lisa Klotz, James & Laura Lincoln

Call to Order

The meeting was called to order at 7:25pm by Dan Mueller

Approve meeting minutes

Approval of minutes deferred to next meeting. Wayne commented on starting a procedure of reading the previous months minutes at the beginning of each meeting as a refresher and to approve those minutes. Discussion and agreed upon for next meeting.

Discussion on getting information to board members at least 5 days prior to meeting. Dan suggested we submit reports 3-4 days prior to meeting starting in March.

We discussed Renaë's suggested changes to the April and May 2021 minutes and Dave and Dan said they were in agreement with my redlined changes.

Treasurer Report: Renaë Braun

We reviewed the 2021 financial statements which included balance sheet and income statement. The annual financial reports are the only ones posted on the website. The monthly bank activity is reported at each board meeting.

Reviewed the 2022 Year to Date bank activity statement.

Reviewed the 2022 Proposed Budget. Renaë made a motion to approve the budget, 2nd by Dave. Passed.

Roads Report: Dave Shaffer

The snow plow contractor has been utilized for snowplowing three times this season. Dave spread sand and salt three times, when less than 4" of snow fell. The roads are getting snowpacked and icy in places, as a result of snowfalls of less than 4" which do not trigger plowing. Question was raised as to whether we should plow when less than 4" snow is received. There was no interest in changing the 4" plowing threshold, but the board left it open to the discretion of the Roads Chair to call for plowing with less than 4" snow if circumstances necessitate. Merle's contract has been signed by him and has been given to Renae and needs to be signed by Dan.

Dave wants to start requesting bids for the road maintenance and improvements for this spring, approved.

Firewise: Dan Mueller

The first draft of the Community Wildfire Protection Plan is open for public view. Dan will share the link and it will be put in the next newsletter.

Architecture: Marta Nelson

Marta was not present to report.

Architecture Policy and Procedures publication

Nothing to report due to Marta's absence.

Other Business:

No documentation or decisions made outside of board meeting.

Renae working on the Jefferson County HOA registration.

Short term rental: Deferred

Newsletter updates: Nothing else to add to next newsletter except for the CWPP link.

Website Updates

Renae is looking for HOA management software to update the members portal.

New Business

On-line resident directory project. We reviewed capabilities that the member portal should have.

Next board meeting date: Wednesday, March 9th 7:00pm.

Wayne made a motion to adjourn, Dave 2nd at 8:30pm.

Respectfully submitted by Wayne Gneiser, Secretary