

Elk Falls Property Owners Association
Board of Directors Meeting Minutes
March 9th, 2022 6:30pm

Board Members Present

Dan Mueller
Marta Nelson
Renaë Braun
Wayne Gneiser
Dave Shaffer

No guests present.

Call to Order

The meeting was called to order at 6:31pm by Dan Mueller.

Approve meeting minutes

Motion to approve minutes of April 6th, 2021 by Dan, 2nd by Dave. Approved, subject to Renaë's revisions.

Motion to approve minutes of May 4th, 2021 by Dan, 2nd by Dave. Approved, subject to Renaë's revisions.

Motion to approve Minutes of November 9th, 2021 by Dan, 2nd by Wayne. Approved.
Discussion on December minutes. Renaë is to review and suggest changes to Wayne if necessary.

Discussion on the January minutes. Dan will review and get back to Wayne with suggestion revisions.

Review of the February minutes. Renaë motions to approve, 2nd by Dan. Approved subject to revisions.

Roads Report: Dave Shaffer

Since February 8th meeting we've had no 4" snowfalls. We've had 4 snowfalls of less than 4" so we haven't done any snowplowing. The snowpack was getting pretty heavy. Dave went with his ATV and spread sand and salt 3 times at curve on Juniper, Stallion hill, lower Circle hill approaching Lower Aspen and Cedar Ln and High View. We've used 17 bags of ice melt, 35 remaining. We started with 42 bags of sand and we've only used 1 bag.

Dave sent out request for bids with the map and the description of the jobs to BRME, Joe Walton and Brian Roland at Conifer Excavating. He got a bid back from BRME and is waiting for bids from Joe and Brian.

Annual Budget Meeting: Dan Mueller

All board members were present. We had 18 resident attendees. No objections to the budget. Passed.

Firewise: Dan Mueller

This year's chipping program opened February 21st and was filled the same day before Dan could get the information out to Bev to publish in the newsletter. Therefore, we will not participate in the chipping program this year through the fire department. Dan got the information to Bev for the CWPP to be published in the newsletter. Dan will check with firewise committee to see if there are suggestions to an alternative to the chipping program through the fire department. Dave also suggested we find volunteers in the POA who will help people with their slash mitigation who are unable to do it themselves.

Architecture: Marta Nelson

Marta reported on a new build at 34667 Circle, owner's name is Abby Smith. Abby Smith submitted plans for her new home in February but they are not a complete set. Abby was notified that a complete set of plans as required by the covenants needs to be submitted.

The Klotz members are putting in a new septic tank at 11552 Elk Creek Rd. They have submitted their permit. A new tank is going in the same location as the old one. Marta motions to approve the Klotz project, Dan 2nd. Motion passed.

Marta will contact the Dimeos to request the building permit for the garage. The EFPOA has not received a copy of the Park County building permit or conditional use permit which is required for a guest house.

Dan moved to approve the Reich solar panel project. Marta 2nd. Motion passed. Marta will send an email of the approval.

Architectural Policy and Procedures publication

Marta is working on the Architectural Policy and Procedures. There was a discussion about a 6-month tentative timeline for completion.

Treasurer Report: Renae Braun

Director and Officer (D&O) Insurance policy is expiring end of April. Renae is working with agent to renew.

HOA management software: Sam Shapiro is working with Renae on reviewing the software options.

Renae is working on sending out invoices for yearly homeowner's dues by end of March. She is working on a plan B for a mail merge between Excel and Word.

One homeowner has agreed to send a check for past dues.

There was very little bank activity to report.

Other Business:

No documentation or decisions made outside of board meeting.

Renae submitted the Jeffco registration.

Short-term rental: There was discussion on short term rental proposal section 2 C IX, Dan made a motion to allocate \$300 if necessary to pay for legal opinion. Wayne 2nds it. All in favor. Motion passed.

We had a discussion on previous questions and answers from the attorney, Scott.

Annual meeting: Discussion on date, speakers outside the POA and topics such as short-term rental. Dan will line up the use of the fire station, and also the speaker from the fire dept. and Staunton State Park. We will not hold the annual meeting on the first Sunday in May as stated in the By-laws. Dan asked if any board members will not seek another term on the board, Dave will not seek another term.

Newsletter: Marta is going to check with Bev when the next newsletter is going out so we can get some updated info into it.

Next board meeting date: Tuesday, April 5th 7:00pm.

Dan made a motion to adjourn, Marta 2nd at 9:15pm.

Respectfully submitted by Wayne Gneiser, Secretary