

Elk Falls Property Owners Association

Board of Directors Meeting Minutes

May 3rd, 2022 7:00pm

Board Members Present

Dan Mueller
Marta Nelson
Renaë Braun
Wayne Gneiser
Dave Shaffer
No guests

Call to Order

The meeting was called to order at 7:12pm by Dan Mueller.

Approve meeting minutes

The approval of minutes for July 9th 2021, deferred to next meeting.
The minutes of August 23, 2021 and the annual meeting minutes deferred.
April 5, 2022 minutes approved subject to revisions

Roads Report: Dave Shaffer

Tiny Tractor and Dave worked for 14 hours TTS work orders 2022-003 to 2022-007 which involved spot grading and ditch cleanout. TTS estimated 17 hours for the five tasks. They were able to make more repairs than planned because TTS was very efficient with running the equipment. They additionally worked on the washboards on Lower Aspen and Jensen. The decomposed granite seemed to hold the moisture better than the road base.

Dave has found 3 culverts that are buried that he would like Tiny Tractor to dig out. One is on Elk Creek Road west of NW Court, one is on Jensen Rd near the driveway at 34751 and the last one is on Upper Aspen near the driveway at 35370. Dave would like TTS to clean culverts outlets at lower Berg Ln near Upper Ranch and Circle Dr near Upper Aspen.

Dave got us on BRME's schedule for full EFR road grading and addition of road base around the end of May. There will be an additional surcharge for fuel and a trip charge. The three areas that Dave recommends for addition of road base are Upper Aspen from Circle Dr for approximately 1,400 feet, almost to the curve at 35550,

Lower Aspen at the intersection with Circle for 150 feet, and upper Berg Ln at the intersection with Stallion for 150 feet. Road grading is dependent on the presence of moisture in the road material. Dave recommends that we have BRME compact the new road base. The board approved an action for Dave to request an updated estimate from BRME to include the fuel surcharge and compaction of road base.

Firewise: Dan Mueller

No updates.

Architecture: Marta Nelson

Regarding the Julia and Michael Runda deck at 11722 Elk Creek Rd. the county signed off on the permit. They were required to add a handrail to the stairs going down.

Pertaining to Abby Smith's property, Marta still does not have a site plan or a restoration plan.

Marta has sent emails to David Dimeo and he is not responding. She will hopefully follow up with a phone call.

Marta received information on a new solar project from Gabe and Nita Kesseru at 11922 Elk Creek Rd. They have submitted the plans and the permit by Jeffco to Marta. Marta made the motion to approve this solar project. Renae seconded, approved.

Architectural Policy and Procedures publication

Still a work in progress. Renae and Marta will get together to discuss this. Renae brought up the question "should builders have an insurance policy to cover the POA?"

Treasurer Report: Renae Braun

The D and O policy was purchased.

Renae is checking on HOA management software. She got a referral from another POA on the software they use.

Renae has received \$16,575 in dues in April. Some of the members have paid delinquent dues.

Other Business:

Decisions made outside the board meeting:

Approval of the D and O policy.

Board approval of work order for Tiny Tractor via email.

Motion by Renae to approve the decisions made outside the board meeting. Seconded by Dan, approved.

Short Term Rentals:

We discussed the final draft and the responses from the attorney. The attorney recommended leaving the verbiage of "subleasing" in the amendment. The attorney determined that we need 65% vote to pass the amendment, not 67%. Multiple owners of a lot are only allowed one vote.

There was discussion about a possible survey for the STR pros and cons.

We need to get the ballots approved by the attorney and finish the cover letter. We need to send out the amendment for the STRs along with the ballot and the cover letter to the membership.

Deferred setting the date for the annual meeting.

Deferred the trash or rubbish removal service project.

No additions for the newsletter.

Website updates deferred.

New Business

None

Next board meeting date: Tuesday, June 7th 7:00pm at Marta Nelson's and on Webex

Dan made a motion to adjourn, Wayne 2nd at 9:26pm.

Respectfully submitted by Wayne Gneiser, Secretary