

September 27, 2014
EROA Board of Director's Meeting
Jefferson Community Center 10:00 a.m.
Meeting Minutes Draft

1. Call to Order/Establish Quorum

The EROA Board Meeting was called to order at 10:00 a.m. by Georgia Comstock. A quorum was established with the following Board members present: Art Burnham, David Drake, Frank Lambert, Jim Abel, and Don Comstock.

2. Consideration of Agenda

Add Security to Others.

3. Approval of Minutes

Minutes were approved with minor changes.

4. Treasurer's Report

There will be a transfer of funds from the regular checking to the money market account. The motion was made by Dave Drake, seconded by Jim Abel. The motion carried unanimously. The report was approved.

6. Committees Information

- A. Architectural – Art is going to review the rules for new construction to make sure that we still match the county. We are still having issues with notifications for new construction, we know that Park County will not make it a requirement to contact our architectural committee. We will address the need for the committee to continue at the next meeting. Should we continue to look up permits to see what is being built? Should we send letters to permit holders? We need to make sure that the web site is current. Art will also look into making sure the letter we have written is current and correct.
- B. Elections Jim and Art are leaving in March. Jim doesn't want to serve again. Art is undecided but would like to continue to with water. Georgia is going to email the members that were at the picnic and an updated list from Frank. Mike and June Tuffs were suggested by Dave and he will talk to them. Skip Wilson was suggested by Don, with a name provided by Jim. Jim will contact Skip and Steve Madosik about becoming board members. The ballots need to be out by December, or the election called.
- C. Discussion about the possibility of the government starting to make sure HOAs are enforcing the governances and other rules for covenants., fines, rules, etc are being enforced and the government will start eventually and what will happen when that happens.
- D. Collections and liens were also discussed, we also are going to look into other forms of collections. We are going to address how much to file for liens whether it is time or money. We also discussed the possibility of going to small claims court. There was mention about not protecting water rights for owners who don't pay. Don is going to into small claims court and what it requires.
- E. Security we discussed costs for mileage and costs for Terry. Frank suggested that we ask Terry to keep a look out for a new construction so that we can try to keep up with construction for the possibility for the architectural committee. There was also discussion about the house on Remington Road with the green houses. The board decided to investigate the well use for the house and if they

are household use only, then we will contact the state engineer. We also need to find out if the new greenhouses are permitted through the county. Georgia is going to also verify the well permit for Dave.

- F. EROA email. Georgia will check and Frank will also access the email. We will make sure that people are getting replies. We will also make sure that we get the DORA taken care of.
- G. I asked David to have Terry take care of contacting code enforcement for the lot on Pinto at the by the end of the sub-division, with all the trailers.

7. Old Business

- A. Web Site Frank would like to have the hours for contact on the web site. Don thinks the website should be cleaned up and updated. Don will contact Denny. We also need to check on the ownership of the web address. Don would also like to have an information blog for members.
- B. Dave looked into the roof on the picnic shelter. He has to check with Morton that put the roof on the shelter to see if the roof is still under warrantee. If not he has checked with some places and a new roof will probably be better than trying to paint or refinish the old one, because the finishes and warrantees on the new products are better than on the refinishing products. It will also take less time and labor to put on a new roof than to scrape, steel wool, and replace screws. Dave will make sure we aren't under warrantee and he will get couple of estimates so we can add it to the budget for next year.

8. New Business

- A. Signs Paul cannot repair the signs that he put up for us. He would like to do some new signs. A motion was carried that we authorize Paul up to \$300 per sign for new signs. Dave will find out where the sign was cut down on the Elkhorn, so we don't put a new sign up to have it cut down. Dave suggested to put the sign at Link and Elkhorn. There was discussion about maybe putting a sign that we can change letters for notification. That discussion was dropped.
- B. Budget was discussed, we will start with the budget as we have in the past with the actuals from last year and make adjustments as needed. We will add the roof to the budget and the trim on the shed and the bathrooms at the picnic area. We will take on the budget at the January 2015 meeting.

9. Adjournment

The meeting was adjourned to executive session for water at 11:40.