

January 3, 2015
EROA Board of Director's Meeting
Jefferson Community Center
Meeting Minutes

1. Call to Order/Establish Quorum

The EROA Board Meeting was called to order at 10:00 a.m. by Art Burnham. A quorum was established with the following Board members present: Art Burnham, David Drake, Frank Lambert, and Don Comstock. Georgia Comstock was out of town and Jim Abel is no longer an Elkhorn Ranches property owner. Thanks Jim for your capable service to the Board.

2. Consideration of Agenda

Several items were added to New Business for consideration.

3. Approval of Minutes

Minutes of the September 27, 2014 Meeting were approved.

4. Treasurer's Report

The transfer of funds from regular checking to money markets account as approved September 27, 2014 has been made.

The treasurer's report as presented was approved.

The need for this year's new budget was mentioned, but further discussion on this was delayed to be covered under New Business.

Some discussion with regard to collection of past due homeowners dues ensued. The pursuit of property liens for annual dues is not cost effective unless the total lien amount is more than several hundred dollars. The Board recommends we pursue two liens over \$500 and two over \$600 currently on our books as being significant, and ask Lee Phillips, our attorney in Fairplay how to best go about this.

5. Committee Reports

- A. Architectural** – Art has not yet been able to review current County rules for new construction to see if Park County building requirements and permits cover what the Elkhorn covenants require so that unnecessary duplicate demands of the County and EROA are avoided. This effort will be continued.

Terry Shumaker is currently looking into code enforcement and new construction in Elkhorn.

- B. Elections**- We are two short on our Board. Jim Abel has left the Board since he sold his property and no longer owns property in Elkhorn. Art Burnham has entered his name for election for another term, and this leaves one position still vacant. The Board is to contact all possible candidates to see if we can find at least one more viable candidate.

6. Old Business

- A.** Web Site improvement. Don is to contact Denny to check on ownership of the web address. Don is also to pursue an information blog for members. The Board would like to see our website improved. How best to do this is the question.
- B.** Dave will continue to look into roof replacement for the picnic shelter. Morton's bid is \$5000 for replacement. Two other bids would be helpful. Refurbishing the current roof is not cost effective.
- C.** Elkhorn sign replacement. The original sign builder Paul, has our old signs, and is in the process of making new ones. Georgia is tracking this.

7. New Business

- A.** Annual budget. Frank will draft a new budget based on last year's budget. Proposed or possible increases discussed were: burn pit fee, insurance liability, mass mailings to members (\$800)- there are 500 mass mailings in Elkhorn, office supplies (\$1300 – includes stamps, a PO Box (\$40), picnic area roof (\$5000), and Terry Shumaker's fees. There may be other items.
- B.** Board Meeting schedule. All of them at the Jefferson Community Center on Saturdays at 10:00 a.m.
 - March 28, 2015
 - May 30, 2015 annual meeting date to avoid Memorial Day and July 4th
 - September 12, 2015 to avoid Labor Day
 - January 9, 2016 to avoid New Year's
 - March 19, 2016
- C.** Elkhorn's Annual Picnic – July 4, 2015 at the picnic shelter. This would have the same provisions as last year. No meeting, but a speaker might be suggested. We might consider banners to place on our new signs which would advertise our picnic.

8. Water Augmentation

Not too much to report since much of the activity is attorney privileged correspondence to protect our interests. One letter was sent to Indian Mountain Corp (IMC) from our attorney, September 25, 2014 requesting access to the Elkhorn Ranch Reservoir. This was denied in a return letter from IMC's attorneys. As more proof is gathered to support our claims, a second letter to IMC is being drafted to request access to the reservoir. Georgia and Art will discuss the content of this letter with our attorney before it is sent.

One note of interest is a meeting of our Board with Indian Mountain Metropolitan District (IMMD), December 13, 2014, in which we compared strategies and progress in our addressing disagreements with IMC. IMMD has a court date in a suit against IMC at the District Court in Fairplay, Monday, March 9, 2015 at 8:00 a.m. More on our activity at a later date.

9. Adjournment

The meeting was adjourned at 12:35 p.m.