

**January 9, 2016**  
**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 10:13 a.m. by Georgia Comstock. A quorum was established with the following Board members present: Georgia Comstock, David Drake, Frank Lambert, Don Comstock, and Travis Stuckey.

**2. Consideration of Agenda**

Items were added to the agenda under committees, old business, and new business.

**3. Approval of Minutes**

Minutes from meetings from January 3, 2015; April 4, 2015; May 30th, 2015; and September 12<sup>th</sup>, 2015 were passed out and reviewed by the board members. Minutes for all meetings were voted on and approved.

**4. Treasurer's Report**

Frank reported that there was \$30258.41 in the general checking account. There was \$72,943.25 in the water fund and there were checks pending against this account for a total of \$12,360.54. There was a motion to accept the report and the motion passed.

We then went over the 2016 proposed budget and went through the line items. It was decided to raise the Office Supplies to \$1,000. This was to buy an updated Quick Books program and the HOA's laptop needs a new battery. We added \$600 for updating the website. This will be a one-time expense and we will see lower expenses in 2017. We also increased the maintenance budget to \$750 to include re-staining the picnic tables in the common area. The proposed budget will be printed on the annual invoice for dues, sent out to each owner, and voted on at the annual meeting.

**5. Committee Reports**

- A. **Architectural**– The construction has continued on the house on Lot 37, Filing 2. It was decided that Georgia would draft a letter to the owner, inform him that he is in violation of the covenants, and advise the owner of the fine structure. We decided that we need to make it a project in 2016 to review and update the covenants, specifically so they align with the Park County building codes. The topic of liability for board members was brought up; our insurance policy was to be reviewed to determine if board members had liability coverage.
  
- B. **Security**- The discussions centered on Terry having his property up for sale. It was decided that if Terry continued to live in the area, we would retain his services.

- C. **Election-** It was determined that elections would be canceled due to lack of interest. We had volunteers to fill the board for the 2016 term. The terms for each board member were reviewed: Georgia's and Frank's seats will be up for election in 2017, Don's and Art's seats will be up for election in 2018, Dave's and Travis' seats will be up for election in 2019. Election of officers is conducted at the board meeting following the annual meeting.

## **6. Old Business**

Dave Drake passed out a list of contact numbers for the board members and other important contacts for the HOA.

Georgia went over the plans for an updated website. She has been in contact with Chris Byram. There will be an initial set up fee and then minimal maintenance fees after it is set up. Board members will have approval of content on the website, but there will be a way for owners to post on the website. This is expected to be completed by June. Travis will look into a free service that will allow us to send out emails to owners on mass.

Green Houses have been reported on 2 properties in the Elkhorn. It is believed that these are marijuana grow operations. Travis will report this to the Park County marijuana hotline. Georgia will draft a letter from the board to these owners stating that they are in violation of their well permit. And the board will address this topic specifically when the covenants are reviewed.

Stain the picnic tables in the common area. Travis will head up this project. He will report back in the next few months on the cost estimate. The project is to be completed by mid-June.

## **7. New Business**

Don brought up the recent development of a tent city set up off of Hwy 24. A property owner is leasing out "lots" on his property, over 200 campers are on the property. Park County is working on addressing this. As an HOA board, we need to research zoning laws and our covenants to ensure we are ready to address this type of situation if it would be brought into our subdivision. Don also talked about a possible tiny home community going into the Buffalo subdivision. The board's research will address this possibility as well.

## **8. Water**

Water was addressed in a separate executive session.

## **9. Meeting Adjournment – 12:18 p.m.**