

## EROA Annual Meeting - March 19, 2016

Called to order 10:20

### 1. Open Mic

- Jerry Scott asked about the new signs that have been put up over the past year.
  - Georgia explained that the signs have been replaced.
- Peter Epli asked about an update to the website.
- Joel Bean asked why we were meeting earlier this year.
  - Fiscal year starts April 1st and we need to get the budget approved prior to the year starting.
- Website - A new website is being developed. This should be updated in the next few weeks.
- Terry - Maintenance on picnic tables - get with Travis.

### 2. Consideration of Agenda

- Add Green Houses and Water Use.

### 3. Green Houses

- Terry - do we have any licensed grow operations in the Elkhorn.
- Travis - two possible operations we know of. We have reached out to Park County on these. As a board we will reach out based on water regulations. Send letter from the board about the water use.
- Terry - There are a few domestic well permits, but most wells are in-house only.

### 4. Tiny Homes / Out Buildings

- Art - a lot of inquiry about building. Changing convenience to match Park County regulations.
- Georgia - No dwelling should be more than 2 stories above ground.
- Three story house in Elkhorn. Terry originally approved plan because it was going to be a walkout.
- Review conveniences and make changes as necessary. Present before the meeting to be voted on at annual meeting 2017.
- Terry - There is an outbreak of outhouses. / Art - County will not permit an out building if you do not have a permit for a permanent structure.
- Tent city on Hwy 24, concern it may migrate into Elkhorn. Concern from board that someone may try to put something like this in the Elkhorn.
  - Park County regulations regarding health and safety should be done by the county.
  - Enforcement falls to Park County Sheriff, enforcement is limited to what Park County can provide.

### 5. Treasurer's Report

- End of Feb - \$60,604.40 Regular Checking - \$52,594.48

- Frank - Locating people with outstanding dues from free White Pages. Getting response and payment from some individuals.

## 6. Budget

- Showing Deficit. Concerned owners have asked about this. Georgia has addressed.
- Office supplies - need to update QuickBooks and may need a new computer.
- Georgia walked through the budget by category.
  - Gave an accounting for where money will be spent by category.
  - Expenditure for Burn Pit will continue. Need for volunteers to man the gate. Need an ID card to show you are an owner in Elkhorn. Open in June and go through October.
  - Last item is Water and money needs to be held back in case additional litigation. It is a line item that will be in the water augmentation funds. Water fund is in Money Market. Frank takes the \$13 x number of accounts and then transfers money to money market; about 640 lots.
  - Explore having meetings at the Indian Mountain club house.
- Motion from Joel to approve the 2016 budget as it stands; second from Peter.
- Vote to approve annual budget passed unanimously.

## 7. Election Committee

- No elections held this year due to lack of interest.
  - Dave Drake will stay on board as at large member.
  - Dave & Travis (2016); Georgia & Frank (2017); Don & Art (2018)
- Continue to ask for volunteers to run for the board.
  - 4 meetings and a Picnic is the commitment.
  - Will have an election committee for 2017.
  - Reach out by email, phone, or send something to PO box.

## 8. Water

- Explained Indian Mountain Company and Indian Mountain Subdivision, still a lot of back and forth.
  - Court cases - Company v. subdivision; Company lost.
  - Company send invoices to all of subdivision owners, subdivision took them back to court.
- Elkhorn sent IM Company letter - threatening taking them to court.
- No call for water in April 2015 or October 2015.
- IM company - Using water for company gain. Fishing lodge is a rumor.
- Art - legal procedures, there is rarely a clear cut path to winning. An injunction is prepared if necessary. We are looking at alternate agreements, negotiating the costs, and other options.
- Travis - This is augmentation; supplement water we use, does not supply our wells. This water goes down stream, not into our aquifer.

- Joel inquired about documentation. Georgia we have better documentation than most other water documentation on this type of issue.
- Art- we are holding off filing an injunction because Indian Mountain Company is willing to negotiate.
- We have been in compliance since 1975 or 1976. This is when EROA got the ruling from the water court.

9. Picnic

- To be held July 2nd 2016.
- Potluck - Board will provide the Burgers, Hot Dogs, Lemonade, Iced Tea and water.
- Start at 12:00.
- Look into speaker, Mark Lamb was suggested.

10. Burn Pit

- Before you go, make sure you register with IM.
- IM would like a list of owners.
  - We need an owners list to provide IM.

11. Adjourn - 11:40