

EROA Board Meeting - March 19, 2016

Called to Order - 12:07

Attendees: Georgia Comstock, Art Burnam, David Drake, Frank Lampert, Travis Stuckey

Consideration of Agenda:

- Agenda Approved.

Minutes:

- Minutes were read and approved.

Committee Reports:

- Treasurer's Report-
 - Frank is having some success in using on-line search to find some of the owners that have been delinquent.
- Architecture Report-
 - There is a need to review the covenants.
 - Changes will be emailed, put on the website, and mailed with invoices.
 - If we change the covenants, we will also have to amend the governance. This will be a separate ballot issue.
 - Georgia will draft letters for building issue; Lot 37 Filing 2. It was decided this would be one violation.
 - Georgia will draft letter for water use issues we have identified.
 - Park County land use regulations have changed and the numbering system has changed. When we refer to the PC Land Use we should refer to titles not section numbers.
 - Tiny homes - These are covered in our covenants by the building requirements and trailer restrictions. Georgia will review and report back. Enforcement is done by Park County Sheriff.
 - David suggested we contact Park County planning department and ask them to update forms to remind those asking for permits to check to make sure they are not violating HOA covenants.
 - Art suggested that when we reconsider our covenants, we meet with Park County planning department to ensure the covenants align with Park County Regs.
- Election Committee-
 - We will need to form an election committee. Need for volunteers.
 - Travis will check with MailChimp once all is up and running. This would allow for faster email to our owners.

Old Business-

- Website-
 - Chris has asked for photos, a calendar, minutes, annual reports.
 - Financial has to be available, does not need to be posted on our website.
 - Available on request.
 - David Drake never posted anything after we got into the discussions regarding water.
 - Frank wants guidelines regarding who he can share financial information with.
 - Board member contact hours - 9am to 9pm.
 - Email photos to Georgia for the website.
 - David suggested a wildlife area on the website.

New Business

- Governance & Covenants-
 - Need to discuss green houses, water use, tiny house, tents and movable campers.
 - 2 sections of the land use regulations we need to look at; zoning and HOA.
 - Need to ensure we are in compliance.
 - Need to modernize covenants, last updated in 1976.
 - Reach out to Chuck Hause for guidance or other 3rd party.
 - Georgia will contact Chuck.
 - Georgia - The board members, in the next month, read through the covenants on the website.
 - Meet to discuss proposed necessary changes.
 - Meeting scheduled for Saturday April 16th at Frank's House; 10:00 am.
 - Send out proposed changes in December or January. Vote on the proposed changes at the annual meeting in 2017.
- Electronic Payments-
 - Concern about what needs to be done to get set up to accept electronic payments.
 - Electronic checks are different than electronic payments.
 - Taking credit card payments can be done, but there is a fee involved.
 - Need to address this in the future. Frank wants to stay status quo with cash or checks.
 - Frank will get new QuickBooks system and then investigate how this can be done.
- Marijuana Grows-
 - We will need to address this in our covenants and governance.

Schedule of Meetings:

- \$250 deposit needed for IMRC. David will look into meeting location. Move meetings from JCC to IMRC.
- June 25th - 10:00 am - JCC
- Picnic - July 2nd - 12:00 - Elkhorn Picnic Grounds
- September 24th - 10:00 am - IMRC
- January 7th - 10:00 am - IMRC
- March 25th - Annual Meeting - IMRC
- Election of Officers-
 - Don Comstock moved that we keep all the officers the same for 2016. Seconded by David Drake.
 - No discussion.
 - Motion passed, officers will remain the same for 2016.

Adjourned - 1:23