

EROA Board Meeting – June 25th, 2016

Called to Order – 10:10

Attendees: Georgia Comstock, Art Burnam,, Frank Lampert, Travis Stuckey, Don Comstock; Terry Shumaker
Quorum was established.

Consideration of Agenda:

- Agenda Approved with additions under old business – web site and meeting place

Minutes:

- Will be mailed out to the board and approved within 7 days of receiving them. Minutes were approved.

Committee Reports:

- Treasurer's Report-
 - Checking Account: \$53,606
 - Water Account \$58,825
 - Purchased Quick Books 2016, seamless install and now have phone support
 - Program will need to be re-purchased in 3 years.
 - We have \$14,000 in delinquent dues; Frank will be sending reminder notices.
 - Frank has recovered \$5,945 in past dues this year.
 - Frank was reimbursed \$129.00 for mileage.
 - Frank has paid the septic pump bill to Shirley's Septic. This was last done 2 years ago. Approx. cost \$425.
 - Frank stated that it was just as easy to bring the extension cord for the computer as to buy a new battery. Travis suggested we spend the \$25 for the new battery. Left to Frank's discretion.
 - Electronic payments were discussed. Frank will talk with Quick Books and the Bank to see what is involved with the process.
 - Don Motioned for the Treasurer's report be approved, Art 2nd. Motion was approved.
- Architecture Report & Security Report
 - Someone has emailed a request to put a tiny home on their property.
 - They requested that their tiny home be treated as an RV. But they were not going to be able to move the structure.
 - The County has not fully addressed tiny homes.

- EROA Covenants state if it is a two story dwelling it must be 500 square feet, if it is a single story dwelling, it must be 600 square feet.
 - There are 3 lots that have Storage Containers on them.
 - These need to be addressed in the revision of the covenants.
 - Need to determine if these fall under dwelling or out building.
 - The County has passed new camping regulations involving camping on private property.
 - Don informed us that a camping permit was required to camp on your own land. The permit will be issued for a period of 2 months. At that time the trailer will need to be moved and a new permit must be issued.
 - Terry voiced concerns over the amount of campers that have been on lots for a long time and some lots now have 2 campers on them. Terry was going to contact the county to get a copy of the new regulations.
 - Agreed that both storage containers and camping need to be addressed in the revised covenants.
 - County wide Fire Ban put in place 6/19.
 - First offense is a \$1500 fine, No wood fires, No briquettes.
 - EROA needs to post on the web site.
 - Patrol report – There is still one property with 2 huts on the property off of Remington Road. There is also an additional property with 3 greenhouses off of Pheasant Run.
 - Both properties have household use only water permits.
 - Georgia will draft a letter and send to both property owners stating that the owners may be in violation of the LURs and their water permits. The owners will be asked to provide proof of permits for their operations.
 - Georgia brought up that the long term solution may be to meter the wells. There was discussion on where this had been done and why. No conclusions were reached.
- Election Committee-
 - We will need to form et all election material posted by the end of November.
 - We will post on web site and send emails to those we have on our email list.
 - We are always looking for volunteers to run for the board or help with committees.

Old Business-

- Website-
 - Don has asked Chis Byram to get the website up and running this week.
 - Current domain name was not renewed. A new domain name will be chosen based on what is closest to our prior domain name.

- Meeting Place
 - Dave informed us that the reason for the conflict the past 2 meetings was that JCCC has 2 websites and we were making reservations on the inactive website.
 - Dave recommended that we move the meeting place to the IMCC.
 - Art moved to change the meeting location, Don 2nd.
 - After some discussion about privacy and determining that the we could find a private room for executive session, the motion passed.
 - There will be a \$250 deposit annually and there is a \$30-\$40 per meeting fee. If we exceed 15 people, there will be a \$1/person charge. All of these fees were about the same as JCCC.

New Business

- Picnic
 - Georgia will do the shopping, buying 60 hamburgers and 60 hot dogs. We should be okay on plates and silverware.
 - Frank volunteered to head up the cooking. Terry would check the LP tanks.
 - It was decided that we will give away 4 door prizes; gift certificates or cards to True Value, South Park Brewery, Prathers, and Como Bingo.
 - Travis will contact the fire department about a presentation for the picnic.

Motion to Adjourn – 11:35