

EROA Board Meeting – September 24, 2016

First meeting at Indian Mountain Center

Called to Order – 10:00

Attendees: Georgia Comstock, Art Burnham, Frank Lambert, Travis Stuckey, Don Comstock; Terry Shumaker

Quorum was established.

7 Owners in attendance

Consideration of Agenda:

- Agenda Approved with additions under old business – Camping & LUR's

Minutes:

- Minutes from previous meeting were read and approved, David Drake moved to approve, Don Comstock 2nd.

Committee Reports:

- Treasurer's Report-
 - Checking Account: \$45,289
 - Water Account \$67,905
 - Past due amount has been reduced to \$11,676 from \$20,740 in April
 - Don Comstock made a motion for the Treasurer's report be approved, Dave Drake 2nd. Motion was approved.
- Architecture Report & Security Report-
 - Georgia has written the letter, will send a letter to the owner of the 3 story house that is in violation of the Elkhorn ranches building code.
 - Greenhouses – Garver Brown has spoken to the owner of the house in question with the Quonset huts. Nothing growing in them today. The owner responded to the letter that was sent to him. The owner said he was putting his house up for sale in February. Email from the owner was read.
 - 830 Hawk Way - Trailer with skirting torn off, looks like a bear or someone looking for copper was in it. Frank has received complaints about this property. Pictures will be taken and sent to the owners with a letter stating the problems need to be addressed.
 - Art reported that we have had 3 or 4 inquirers looking into building process. Art has instructed them to follow the Elkhorn covenants. Also instructed them to start by calling the planning division of Park county.

- Tiny houses are on Park County agenda to discuss in the future. They have not addressed the issue to date.
- Election Committee-
 - We are looking for volunteers for both the board and the election committee.
 - 2 spaces are open, Georgia Comstock and Frank Lampert are up for re-election.
 - Those interested should email a short bio.
 - Frank asked for a volunteer for the Newsletter revision. We had a volunteer for the newsletter.

Old Business-

- LUR's
 - October 31st – Park County will start enforcing New camping rules.
 - If you don't have a primary residence on your lot, you can buy a 30 Day permit for a camper. It can be renewed once for 30 days. It can be renewed for a 3rd time if a septic is in place. That is up to 90 days.
 - EROA dump station does not count.
 - Questions from the board, where will permit be displayed, who do they get the permit from. Terry will get an update on this information.
 - Art asked If violation is spotted, who needs to be contacted. Terry said it should be reported to the county. Also stated that we should police our own subdivision. Frank suggested that we ask owners to contact the board and that the board contact the county.

New Business -

- Frank received an email question about tree shredder that used to come around.
 - It was reported that a member was told by Clay Copeland that this service was available.
 - Dave said one subdivision is using a towable to shred, HOA is paying for that. Other subdivision bring the limbs to a central location for chipping.
- Burn Pit questions – Saturday's Only – Close date is 10.29.16.
- Fairplay Dump now takes slash, pay by the load. Operates more year round.
- Salvation Army in Fairplay that will help with fire mitigation for donation.
- Fire Mitigation question from an owner? Not in covenants.
- When you put a building up, an owner has to pay Fire Department \$250 to inspect for fire mitigation.

- Art stated that the Burn Pit is looking for volunteers to work on a Saturday to “inspect” the loads that come in.
- Road Paving
 - Indian Mountain and Stage Stop got together to look into paving the road.
 - Proposing chip-sealing the road from where the pavement ends to Chief.
 - It will cost \$700K for this paving.
 - Roughly \$400/person in property tax increase.
 - Exploratory for now.
 - This could become a ballot issue needing majority vote to pass.
 - Don mentioned that we have not had regular road maintenance.
 - County is working in specific areas at a time. Valley of the Sun is currently being worked on.
 - Elkhorn and IM are supposed to be next.
 - Don reported that road maintenance will be done from the fire station to Antler Ridge later in September.
 - Road and Bridge has an interim director, hopeful that more will be accomplished when new director is named.
- Terry asked about the container storage issue.
 - Georgia said the county allows them. They must be painted or sided.
 - Semi-trailers not allowed.
 - Cannot build houses with Containers.
 - County looks at the Containers as no different than a shed.
 - Permit needed for a shed at 120 sq. feet.
- Website
 - Dave asked who would maintain the website. Don stated that the board members will be able to upload documents to the website.

Motion to Adjourn – 11:00