

January 7, 2017 EROA Board of Directors Meeting  
Indian Mountain Community Center  
Minutes for the Owners Meeting

Attendees: Georgia Comstock, Art Burnham, Frank Lambert, Travis Stuckey, Don Comstock; David Drake

Owners in Attendance - 2

Call to Order: 10:06

1. Consideration of Agenda

- a. Add budget with Treasurer's report.
- b. Add under old business – tree shredding; 830 Hawk Way; insurance; tiny homes.

2. Approval of Minutes

- a. Minutes from September meeting were read and approved by unanimous vote.

3. Treasurer's Report & Budget

- a. Regular account balance: \$45,165
  - i. Apex Tech Services – website - \$532.99
- b. Money Market account: \$56,345.
  - i. Paid bill from HASP for water release - \$1,500
- c. 30 properties have changed hands that we know of in 2016.
  - i. Send inquirers to Frank for financial information.
  - ii. Georgia will access email from the website and distribute to correct parties.
- d. Budget 2017
  - i. Membership Dues – unchanged.
  - ii. Liability insurance – increase to \$1,000 as rates are going up across the county.
    1. Look in to looking at insurance of Board Members – Dave stated he thought that we could only be insured if the board was bonded.
  - iii. Maintenance and Supplies – remains the same
    1. No major projects planned.
    2. Roof on Picnic Area – Leave as is, do not paint.
  - iv. Meeting – unchanged.
    1. Frank will talk with Sam about meeting room fees for 2017.
  - v. Burn Pit – remains the same.

- vi. Mailings to Members – raise to \$500 to cover any extra mailings for notices.
  - 1. In 2018 – Look at moving to Electronic Communication for invoices.
    - a. Don stated we can use the website for blanket emails to owners.
- vii. Website – budgeted at \$150 under business expenses.
- viii. Security Patrol – no change for 2017.
  - 1. EROA only pays for mileage.
- ix. Water Augmentation – Keep at the same amount.
  - 1. Fund is 1/3 of annual dues.
  - 2. There was a question about alternative plans for water pending our court case.
    - a. HASP charge is \$30,000 per acre foot one-time fee; \$800 per year after.
- x. Business Expenses – increase by \$300.
  - 1. Georgia proposed we update Quick Books annually.
  - 2. Standard price is \$300.
  - 3. Dave suggested we add this as another line item in Business Expense.
- xi. Picnic – no change.
  - 1. Grills are in good shape, no need to replace.
  - 2. Shed should be painted this year prior to the picnic.
- xii. Dave pointed out that the top numbers on the proposed budget were incorrect.
  - 1. Frank to look at, make changes, and send to board before sending out.  
Board will finalize by email.
  - 2. We will continue to ask owners for email addresses so we can move more towards electronic communication.
- xiii. Meetings for 2017
  - 1. March 25<sup>th</sup> Annual Meeting
  - 2. June 24<sup>th</sup>
  - 3. Picnic July 1<sup>st</sup>
  - 4. September 23<sup>rd</sup>
  - 5. January 6, 2018
- xiv. Budget will get final approval at the annual meeting.

#### 4. Committee Reports

- a. Architectural & Security
  - i. 3 houses have started construction; the board has not been contacted.
  - ii. Terry keeps an eye on all new building in the sub-division.
  - iii. We decided to post on the website a Before Construction check list.
    - 1. Art has a letter he created a few years ago.
    - 2. We will revise the letter and post on the website.
    - 3. Frank will put a note in the welcome letters.
  - iv. Security is Secure
  - v. LURs – Georgia read the LURs regarding campers, semi-trailers, and storage containers.
    - 1. Lots must have permit for storage containers.
    - 2. Containers must be removed prior to obtaining a Certificate of Occupancy.
    - 3. Discussion surrounding whether the board can set different regulations than Park County.
      - a. Decided that we could set different rules, but enforcement is up to the board.
      - b. Board does not have enough resources to enforce.
    - 4. 2 lots have Semi-trailers and both have building permits.
    - 5. Terry is going to provide a list of properties that have potential violations to the updated LURs.
      - a. Travis will write a letter and send out to the owners on Terry’s list.
    - 6. Out buildings need a temporary building permit.
    - 7. We need the county to enforce the building code violations.
  - vi. Tiny Houses
    - 1. The house in questions has until April 1 to secure septic and driveway permit so they can get a building permit.
  - vii. Campers
    - 1. Monitoring camping will be an on-going issue as campers come in and out over the summer.
    - 2. Travis will create a letter and send to owners that could be in violation of the updated LURs.
- b. Election
  - i. No e-mails or inquiries about becoming a board member. Since we have no interested parties the election is canceled.

- ii. Georgia and Frank will continue as board members for 2017.
  - c. Others
- 5. Old Business
  - a. Land Use Regulations
    - i. Campers – deal with the habitual violators first. Re-address as we get farther into the summer.
  - b. Covenants Changes
    - i. Georgia will send a draft of the changes to the board. We will determine how to proceed.
    - ii. If the bi-laws state owners need to vote on changes to the covenants, we will arrange a proxy vote and vote of owners at the picnic in July.
  - c. Tree Shedding Service
    - i. Travis talked with Clay Copeland. Clay stated that other sub-divisions offer a tree shredding service and he thought Elkhorn was one of them.
    - ii. Board decided that we offer the burn pit and do not need to offer a tree shredding service.
    - iii. Indian Mountain has a fire mitigation grant. We will revisit this subject later.
  - d. 830 Hawk Way House – Damage
    - i. Georgia will write a letter to the owners.
    - ii. Terry is going to talk with Park County on what can be done. Can it be condemned? What happens if it is condemned?
- 6. New Business
  - a. Insurance
    - i. Georgia will look at what it will take to get coverage for the board.
  - b. Website Postings:
    - i. Burn Permit / Fire mitigation information.
    - ii. Camping LUR information.
    - iii. Building – Before Building Check List

Adjourned: 12:07 - Motion made by Dave Drake, seconded by Travis Stuckey