

**September 23rd EROA Board of Directors Meeting
Indian Mountain Community Center – 10:00 a.m.
Meeting Minutes**

1. Call to order / Establish Quorum
 - a. Called to order at 10:05.
 - b. In attendance: Georgia Comstock, Art Burnham, David Drake, Don Comstock, Travis Stuckey, Frank Lambert
 - c. Members in attendance: Terry Shumaker
2. Consideration of Agenda
 - a. Two items added to agenda in new business.
3. Approval of Minutes
 - a. After some discussion, it was decided that minutes from January meeting were approved by email.
 - b. Minutes from March meetings were approved with no changes.
4. Treasurer's Report
 - a. Regular: \$12,228.44
 - b. Water Account: \$13,478.95
 - c. Frank has a check that needs to be co-signed.
 - d. 10 pending sales; 22 sales to this year.
 - e. Customer balance of \$14,052.64.
 - i. Travis – Can we post the names of the delinquent owners on the website. There was discussion about doing this. We would like to use this as a tool to engage the owners that are delinquent.
 - f. Burn Pit is now open. We will pay a pro-rate of \$300.
 - g. Frank - Our annual expenses are roughly \$9,000 for general maintenance.

Treasurer's Report approved unanimously

5. Committee Reports
 - a. Architectural / Security – Terry's Report
 - i. Campers – 6 people have complied.
 - ii. The county needs a complaint before they will act on any violations.
 - iii. Terry has an updated list.
 1. There are 4 lots with shipping containers. Shipping containers are illegal unless you have a building permit.
 2. Camper rules say you have to have a permitted driveway before they can put a camper on their lot. The driveway must have posted address.

3. Terry will resign from the Architectural committee. This is a moot point; several houses being built without ever contacting Terry or Art.
 4. Terry wants to know what information we want him to gather and provide.
 5. The Pond at Elkhorn and Remington – Someone needs to go down and look at it. It should be fixed.
 6. Art – He is getting about 3-4 phone calls each quarter from perspective owners and builders. Frank gets similar calls. Refer all these to Park County building department or developmental services. Art would like to get a statement about the driveway permit included with the building permit. So Art can help those that call asking about building and buying in Elkhorn.
- b. Election
 - i. Election information needs to be done by the end of November or early December.
 - ii. Art would like to resign as a board member but maintain an active roll in the boards activity.
 - iii. Georgia and Frank need to be updated to 2020.
 - iv. Art and Travis up for election in 2019.
 - v. Don and David terms are up in 2018. These 2 positions will be open for election.
 - vi. No one knows anyone that would be interested in a board position.
 - c. Other Reports
 - i. Maintenance – This was for the Pond and that was addressed under Architectural / Security report.
6. Old Business
 - a. Continued discussion of LUR / covenants.
 - i. Georgia will email revisions on covenants.
 - b. Water update for owners.
 - i. Water issue is still in flux and we have no general update for the owners.
 - ii. Indian Mountain situation is very different than the EROA water situation.
7. New Business
 - a. Owner Assessment
 - i. Travis – We need to consider raising assessment. Georgia moved this to executive session. Travis stated that we are going to need more funds for operations as more people move in to Elkhorn.
8. Adjournment – 11:11