

**January 6th, 2018 EROA Board of Directors Meeting
Indian Mountain Community Center – 10:00 a.m.**

1. Call to order / Establish Quorum - 10:08 – All board members in attendance.

Members in attendance: Terry Shumaker, Bruno

2. Consideration of Agenda – Nothing added to agenda

3. Approval of Minutes from previous meeting –

Change the amount of money paid for the burn pit to \$600 approved at last meeting. Frank explained that pending sales means that a title company has requested information as a property is being sold. Dave Drake moved to approve the minutes, Don Comstock second, approved unanimously.

4. Treasurer's Report – Frank Lambert.

Regular account: \$9,385.29; Water Account: \$926.71

No pending bills at this time.

Turnovers / Sold Properties: 32

We are collecting \$25 dollars per lot transfer fee. We are also collecting back dues when the properties are sold. Title companies are being aggressive in collecting back dues when closing properties.

Don Comstock moved to approve Treasure's report, Dave Drake seconded. Approved unanimously.

Review 2018 budget.

- Dave Drake wanted to keep the budget the same as 2018, but change the percentages to 50/50. Don recommended budget stay the same and reminded us that once we designate funds to water, they can only be used as water. If we keep funds in regular account, we can move to water fund as needed.
- Burn Pit will stay the same for 2018.
- Computer and battery should stay the same.
- Dam repair, money should be allotted in the 2018 budget. This will be discussed in old business.

5. Committee Reports

Security – Terry Shumaker report

- Terry stated that the board needs to get more involved. People are now living in their campers year-round. These people need to be reported. There are 3 lots with shipping containers. Also concerned about the tiny house on Elkhorn.
- Park County code enforcement is understaffed and difficult to make any progress of enforcing their rules.

- Kite Court, we had some people put up a big green house. Dave Drake turned it into the building department and they acted on this issue. There is a lot of drama with this lot, including an arrest and a stolen backhoe and wood burner. There is also a pin missing on the property as they are using the neighbor's driveway. Frank called the neighbor and found out they did not give permission to use the drive way.
- Dave Drake talked with Cindy. Cindy suggested we get together with Sheila Cross. Dave suggested we get a group of HOAs together to talk with the county departments and explain what we are dealing with. Georgia said she would look at doing this. Dave suggested we ask that there is something added to the building permit that has HOA approval on the permit application.
- Frank asked if we had done away with the Architectural committee. Art is still working on this committee and Dave Drake will volunteer to be on this committee. Dave self-nominated for this committee
- Travis stated he had changed the website to include a link to the Park County building permit site.
- Travis asked about the green houses popping up. Since we can turn those into the building department, let's get the list to Dave and turn those into the Park County building department. Use water use as a fall back plan to address the issue.
- Dave Drake asked if we have permission as a board to walk onto any property. Terry said that we can walk onto any property.
- Art asked if a culvert is required for any driveway. It was stated that this is determined by the county when the driveway permit is issued.

Architectural – Art Burnham report

- Art has had 2 people call who were looking to buy. He referred them to the web site and the Park County web site.
- Art suggested that we need to update the covenants.
- Georgia said she had done some review on this and needs to get the revisions out to the board members.
- Dave Drake discussed that he believed that we should not change our covenants. We should add amendments to the covenants, not change the covenants.

Election

- Spence McCallie has sent in an application. Georgia read the application he submitted.
- Art has spoken with Debbie Hutchinson. She is interested but has conflicts with other boards she serves on.
- Don and David are off the board in 2018.
- Art gave a summary of his tenure. He is on his 4th 3-year term.
- Georgia proposed that Dave move to Art's position and have Spence and Don fill the two 3-year positions that are open. Art agreed to step down, Dave agreed to fill the one-year term, and Don will take one 3-year term and Spence will take a 3-year term.
 - Art will retire as of March, but he still will remain involved with water and the architectural committee.

- Georgia's proposal was turned into a motion that was seconded and unanimously approved.

6. Old Business

LUR / Campers.

- County posting more signs about being a permitted county.

Water update for owners.

- Art suggested that after we reach an agreement with Bar Star we send out a letter to the owners.
- Don suggested we post on our website once we have an agreement.
- Art stated that the attorneys for both sides are talking and are very close to getting an agreement.

Pond at Elkhorn and Remington.

- Don has 2 bids for the pond repair. Both are within \$500 of each other. Bids are around \$5,000.
- Proposals are to move the culverts, so they don't drain into the pond. Take out the concrete spill way, replace with rock spill way. Both dredge out pond and fix the road going in.
 - Terry suggested we rent a machine and we can do it ourselves.
- Georgia is researching the property and ownership.
- Dave suggested we investigate county and federal regulations before we do anything. He fears there might be some regulations that could impact our proposals.
- There was a lot of discussion about the proposals and alternatives to the proposals. Georgia stated that with an earthen damn we either need a culvert or spillway. Bottom line is we need to fix the hole in the damn, change the spillway, and dredge the pond.
- Georgia read the bid proposal to the board. We cannot do anything now as the road is frozen. We will start with fixing the whole in the damn, change the spillway, and dredge out the pond.
- Dave will get a third estimate from one of his contacts.
- Travis suggested we put \$3,000 in the budget for dam maintenance repair.

7. New Business

Annual Meeting

- We have dates for 2018 meetings. March 31st is the annual meeting, June 23rd, September 22nd.
- Dave suggested the time from September to January is too long between meetings. Don suggested we move the September meeting to October.
- Picnic will be July 7th.

8. Adjournment – 11:56