

**Minutes from March 31, 2018 Annual Meeting
Indian Mountain Community Center**

In attendance – Georgia Comstock, Art Burnham, Frank Lambert, Don Comstock, David Drake
Absent: Travis Stuckey
Called to order: 10:10

Open mic –

Georgia opened the meeting with open mic. She asked that all comments on LURs be held until that comes up on the agenda. Asked for anyone to speak in regards to issues other than LURs/ Camping.

Joel spoke about Fire Danger this season – check the signs at the fire station.

- Terry offered to put signs up at Elkhorn entrance.
- Emphasized that if your cooking device does not have switch to turn off, it cannot be used during a fire ban. This included bbq grills & fire pits.
- Joel said the fire department puts the signs in strategic locations.

Unidentified owner asked about the HOA bi-laws posted on the website.

- Georgia acknowledged that the bi-laws have not been updated since the county updated their LURs.
- Bi-laws and governance to be changed must be put in writing
- He stated that the HOA has not followed the enforcement policy set forth in the bi-laws.
- Joel stated that changing the covenants requires 2/3rds of the entire community. And then stated that we never have 2/3rds of the community participate in any meeting.
- Don stated we sent out a letter to those in violation in camping LURs.
- Someone stated that the county rules take precedent over HOA rules.
- David Drake stated that the county is having an issue with campers without septic dumping waste on their property.

Consideration of the agenda:

- Add member picnic under new business
- Add committee reports

Approval of minutes from last meeting – Approved with changes in spelling

Treasurer Report:

Regular account 11,722.83; Water account 7,953.88.

Question asked when payment is due to Bar Star

Frank has not received an invoice from Bar Star.

Question was asked about those who do not have wells paying into water fund.

- Dues break down: \$26.68 – General; \$13.32 – Water Augmentation fund

New buyers: 7 new and 5 pending.

Treasurer's report was accepted unanimously.

Budget:

Copies of budget was sent with the dues notice to all owners.

Joel moved to accept the budget as written and seconded. Budget was approved by owners present at the meeting.

Election update:

Georgia thanked Art for his 12+ years of service on the board.

- He is retiring from the board.
- This leaves 3 positions up for election.
 - o Spence McCally will be a new board member.
 - o Don will stay on in his position on the board.
 - o David Drake will serve the remaining years of Art's term.
 - o We had no other members submit applications for the board.

Water Augmentation:

Georgia gave background on negotiations with Bar Star.

- Filed in court in discovery phase and negotiation started.
- The agreement is now signed. EROA will pay \$5,500 per year to Bar Star for the augmentation plan. This will be in effect for 5 years.
 - o Abstract of the agreement is posted on the website.
 - o How is maintenance determined.
 - Georgia detailed the difference between regular and emergency and who is responsible for paying.
- No increase in our dues need to cover this new plan.
- Comment from Art – This conversation about Augmentation and water rights started in 2010, we are 8 years in to this process. Process broke down when the property was sold to Bar Star. Art feels our attorney's have served us well. Art will turn over pictures and report he has from our attorney.

Land Use Regulations:

Georgia opened the floor for discussion on LURs and Board Action on camping.

- Question – is the board doing anything to contact the county on behalf of the HOA.
- Travis is the secretary, he filed the claims on behalf of the board. Travis is acting on behalf of the board.
- Georgia – we as a board have to follow the county regulations.
 - o We cannot pick those that are acceptable and those that are not acceptable. It must be all or nothing.
- Georgia talked with Travis about filing the complaints. The board was told the complaints could not remain anonymous. Travis put his name on the complaints, but the complaints were filed on behalf of the board.
- A lot of discussion around the county process and the enforcement. The county is overwhelmed by complaints.
 - o It was asked by an owner that the board follow the HOA governance policies.
- Discussion surrounding complaints, how they were gathered, and how the decision was made to report the violations.
- Joel stated that the HOA is not a representative body to the government.
- Don has taken these complaints about the LURs and his feelings to the county commissioners and has been told that he must speak as an individual and cannot speak for the board.
- Georgia stated that we will start enforcing the governance and fines associated with he governance starting 4/1/2018.

- Rich suggested we amend the covenants to state that the HOA will adopt the county regulations if they are different than HOA regulations.
- Georgia moved to table the LUR discussion
- Asked that we post on the website what the board stands for and rules that will be enforced.

Member Picnic:

The picnic will be held on July 7th.

- Board provides hamburgers and hot dogs; the sides are pot luck.
- All are invited, family & friends.
- We are looking for a speaker for the event, not sure who we can get to speak.
- Board meeting will be before picnic at the picnic grounds.
 - o Suggested that board meeting be after the picnic instead of before.

NEW BUSINESS

Spring and retainage pond at the corner of Remington and Elkhorn.

- There is a hole in the damn that needs to be repaired.
- The county may be replacing the culverts and will do these on Elkhorn road.
- Two estimates on the pond
 - o One was \$5,000 the other was \$5,500.
 - o Repair the damn and replace the culvert with a spillway.
 - o We want to maintain this pond and not make it into the wetlands.
- Question asked what happens if we do nothing.
 - o Suggested by an owner that we wait until the county takes action before EROA take action.

Western University has purchased land near the EROA.

- They will be creating a body farm.
- Don has been approached and asked if they can use our dump tanks while they get set up.
 - o Asked that the board approve short term use for Western University.
- This issue was tabled to July.

Burn Pit

- Open June 1st.
- Cost \$1,000 per year.
- EROA will pay \$1,000 annually for the owners to be able to use the burn pit.
 - o Done to encourage fire mitigation
 - o Permit issued at Indian Mountain Community Center.
 - o Volunteers man the burn pit, check the loads to ensure no lumber, only slash.

Don moved to adjourn annual meeting. Passed unanimously. Adjourned at 11:47.