

Elkhorn Ranch Owner's Association
Minutes of Quarterly Meeting
Jan 23, 2021

Officers Present:

G. Comstock

D. Comstock

D. Drake

F. Lambert

S. McCallie

Quorum Established

3 Homeowners present

Meeting called to order at 10:01AM

Treasurer's Report:

- 47 Properties have changed hands since the last meeting
- Approximate capital: \$30,000 General, \$10,000 Water Fund
- Recommend collections agency for outstanding balances
 - Motion (McCallie) and Second (D. Comstock) to retain collections agent for outstanding balances 4 yrs or more. Unanimous approval
- 2021 budget to be based upon \$40 annual assessment

Elections:

- Due to COVID-19 Pandemic, many meetings were postponed or cancelled.
- Recommend extending all officer positions one year for continuity of Board
 - G. Comstock & F. Lambert to stand for election in 2021 (Mar)
 - Rick & S. McCallie to stand for election in 2022
 - D. Comstock & D. Drake to stand for election in 2023
- Motion (McCallie) and Second (Drake) to accept new officer terms. Unanimous approval
- Will seek new Board Candidates during March meeting. G. Comstock and F. Lambert interested in seeking reelection.

Future Meetings:

3/27/2021, 10AM - Annual Meeting to be held in person at IMCC and virtually.

7/3/2021, 10AM - Board Meeting in person at Picnic Grounds; Annual Picnic at Noon

10/16/2021, 10AM - Board Meeting at IMCC

1/15/2022, 10AM - Board Meeting at IMCC

Water Augmentation Plan:

- Bar Star has not provided required annual operations report for 2020
- EROA has paid for 2021 service

- G. Comstock and S. McCallie have met with an alternate provider for water augmentation needs
- After discussion, S. McCallie and G. Comstock to request proposal from third party to administer plan, retaining EROA water rights, and utilize any combination of current storage and transportation methods or alternate storage and transportation methods as is reasonably achievable with minimum capital outlay from existing well users.

Security Report:

- Multiple Park Co LUR violations exist. Need to be referred to County
- Discussion of amending Governance Policies to allow EROA to enforce similar violations

Governance:

- Review of fine schedule and governance policies to occur between Jan and Mar.
- G. Comstock to circulate current file
- Review at March Meeting

Website:

- Unable to access or obtain email. G. Comstock to research

Members' Picnic:

- July 3, 2021, Noon at the Picnic Grounds. Potluck with the Board serving traditional hamburgers and hot dogs.

Burn Pit:

- Will open 1st Week in June. IMPOA to evaluate cost to EROA for either group access or individual access.

Meeting adjourned at 12:10PM