

Elkhorn Ranch Owner's Association
Minutes of Annual Meeting
July 3, 2021

Officers Present:

G. Comstock
D. Comstock
D. Drake
F. Lambert
S. McCallie
K. Nierude

Call to order at 10:06AM

Quorum was established by members present

Approval of Minutes

Minutes for 3/27/21 meeting accepted as written - D. Comstock moved; D. Drake seconded; unanimous approval.

Treasurer's Report:

- \$46,833.67 Regular, \$10,527.76 Water
- 29 properties have sold in 2021

Architectural Report:

- 2 new builds requested in the previous quarter
- Multiple properties have expressed interest in building, referred to Park County for permit requirements.
- No violations have been referred to the board this quarter.

Elections

- No uncontested Board positions; Members affirmed by acclamation
- Kevin Nierude has been appointed to serve the remainder of Mr. Schlagel's term
- There will be a new email account and voting site set up to handle future communications from the board.

Old Business

- ATV and No Parking signs have been erected by Park County
- A new system for collecting outstanding debts will be presented at the next Board meeting
- Bylaw corrections will be circulated and voted on by e-mail ballot
- Burn Pit and Bans
 - Please respect fire bans
 - Burn Permits available at JCFPD.org

- Burn Pit available to EROA members for annual fee
- Board working on new communications avenues including mass mailer (Mail Chimp) online cloud storage (G-Suite), and website updates.

New Business:

- Outhouses at Picnic Grounds
 - In poor repair and needs work
 - Board to get estimates to restore and explore options.
- Entrance signage at Remington Road
 - Vandalized and destroyed
 - New sign estimated at \$2,000-\$4,000.
 - Board to get quotes for replacement

Meeting Schedule

- 10/16/21 - 10:00AM, IMCC
- 1/15/22 - 10:00AM, IMCC
- 3/26/22 - 10:00 AM, IMCC
- Annual Meeting: 7/2/22 - 10:00AM, Picnic Grounds

Board Positions

- Board Member Offices
 - S. McCallie - President; D. Comstock moved, D. Drake second; Unanimous
 - D. Drake - Vice-President; D. Comstock moved, D. Drake second; Unanimous
 - F. Lambert - Treasurer; McCallie moved, G. Comstock second; Unanimous
 - G. Comstock - Secretary; D. Comstock moved, D. Drake second; Unanimous
 - D. Comstock - At-Large
 - Appointment of Kevin Nierude to vacant At-Large position; D. Comstock moved; F. Lambert second; Unanimously approved

Meeting adjourned at 11:08AM