

Elkhorn Ranch Owners Association  
Board of Directors Meeting Minutes  
January 15, 2022 10:00AM  
Indian Mountain Community Center

Officers Present:

S. McCallie - President  
D. Drake - Vice President  
F. Lambert - Treasurer  
G. Comstock - Secretary  
D. Comstock - At Large  
K. Nierode - At Large

Members Present:

Donald Carrigan  
Bruno Huber  
Deborah Skeen  
Dan Skeen  
Terry Shumaker

Call to order at 10:10 AM

Quorum was established by members present

Approval of Minutes

- Minutes of October 2021 meeting accepted as written

Treasurer's Report:

- \$47,770.53 Regular, \$10,093.96 Water
- 57 properties sold in 2021
- Aging is \$20,624.00 outstanding

Architectural Report:

- One plan submitted and approved

Security

- Terry gave Spence a list of camping violations
- Discussion about trash on Kite Court
- The roads are being graded.

Website

- Georgia will get fire restions when the county approved

Old Business

- Collections - Samantha is doing some will get information from her
- Governing documents and Bylaws corrections - Georgia to review and get typos corrected and emailed to membership for approvals.
- Burn Pit - 2022 will be up to the individuals to pay use fee, the board will revisit annually
- Entrance sign - waiting for concept drawings from Zuni Signs, will need a permit to replace, spoke to county public works and he believes that the where the sign was is not in the right of way and if we put it in the same place it will be good.
- Water Augmentation is progressing.

#### New Business:

- Outhouses - Georgia will get estimates for cleaning. That will need to be done prior to demo and any future plans for rebuild or abandonment.
- Pond use - Don recommends that we get an agreement with the fire department for the springs at Elkhorn and Remington and two springs at the picnic area. Spence will work with the fire department.

Open Floor - Concerns about fire mitigation, HOA can offer resources to locate grants - possibly the Senior Coalition in Fairplay, Firewise, or State Forest Service.

Meeting adjourned 11:24

Next meeting March 26, 2022 10:00 am; Indian Mountain Community Center.