

Elkhorn Ranch Owners Association  
Annual Meeting  
Jefferson Community Center  
March 26, 2011

The Annual Meeting was called to order at 10:15am by Debby Van Gundy.

Members Open Mic

Members were invited to address the Board concerning any Elkhorn business not on the agenda. No issues or concerns were brought forth.

Treasurer's Report

David Drake presented Financial Statements as of March 31, 2011. He explained that for past years the dues have been sent out in February for a due date of April 1<sup>st</sup>. The receipt of dues crosses fiscal years. For the fiscal year 2011-2012, the process has been refined so that the dues are actually billed to be reflected in the current year in which they are budgeted. Debby also explained the cash versus accrual basis effect on the accounts receivable detail on the report. This year, the dues allocation for water and general funds are itemized on a new invoice format. To utilize invoicing and other financial reporting features, the setup in Quickbooks is being updated for the new fiscal year.

Dave spoke about liens for several properties. He attempted to contact property owners first, but he has not been able to reach some of those owners. Dave advised about change in lien fees to file and to release. The largest lien amount is approximately \$500.

Governance Policies Update

Debby Van Gundy referred to the Governance Policies which have been discussed in prior meetings, especially pertaining to the fines. This document was developed to comply with the State's home owners association regulations. The document is posted on the website. A complaint form is also available.

Q: One member inquired about whether or not the complaints go through the Sheriff's Office?

Q: Another member brought up a budget item regarding contract services. The question was about how much of the contract services was going to the Sheriff's Office? Debby explained the reason the Board pursued extra patrol from the Sheriff's Office; how it works to request the patrol; and the effectiveness of it last summer first time

Some concerns referenced that members already pay taxes which should cover Sheriff's services and there is concern about the reduction of the in-house patrol. .

This specific item will be addressed regarding budget in the Regular Meeting following this meeting.

Q: Unnecessary clearing of trees? The discussion distinguished circumstances related to responsible actions for fire mitigation and beetle kill on one's own property versus clearing live trees for firewood or home site, etc. Members referenced the recent article in The Fairplay Flume.

Water Augmentation Update

Art Burnham introduced himself as the water liaison between Board and the water attorney. He distributed his report summarizing progress of the Board during the past year. Art commented that the members might be wondering why 36 years have passed since the decrees were granted and that now there is a concern to address these questions. He explained that the Board is wanting to clear up and solidify the issues with the water augmentation plan. He then reviewed the contents of his report.

The discussion was regarding the purpose to come to agreement and define EROA's place in the system to protect our ability for compliance of water decrees. The location of the reservoir and the protection to continue accessing it were also discussed.

### Members Picnic

Jean Kramer introduced herself . On behalf of the Association, she thanked Cindy and Debby for their many hours of work on the Board as well as Rich Schreiber for his volunteer time over the last year. (Rich advised the Board prior to this meeting that it was necessary for him to resign for personal reasons.)

Jean will be organizing the picnic again this year, which will be held on July 2<sup>nd</sup>. She welcomes ideas for the picnic and also requests volunteers to help with setup, cooking, etc. She will have a sign up sheet to volunteer.

Jean brought up the idea to purchase a grill. Some members have regularly brought theirs for the picnic, but we should not always depend on the same members for certain things. It is also difficult to transport grills. No decision was made.

The meeting was recessed for the vote count.

The meeting was reconvened 11:45am.

### Announce New Board Members

Debby referred to the resignation of Rich Schreiber today and that there is now a third seat open. She announced that the two candidates with the most votes will fill the two 3-year terms. The third candidate will be appointed to the 1-year term vacated by Rich.

After the vote count, Chuck Hause and Georgia Comstock will fill the 3-year terms. Cindy Hause will fill the 1-year term..

### Announce Outcome of the By-Law Vote

1. RE: Fiscal management fund-96 yes and 5 no votes; this proposed amendment passed.
2. RE: Count actual lots-98 yes and 7 no votes; this proposed amendment passed.

With no further business, this meeting was adjourned at 11:48am until the next Annual meeting on March 31, 2012 .

Respectfully Submitted,

Cindy Gharst