

March 30, 2013 EROA Annual Meeting
Jefferson Community Center
Meeting Minutes

1. Call to Order/Establish Quorum

The EROA Annual Meeting was called to order at 10:15 a.m. by Georgia Comstock. A quorum was established with the following Board members present: Jim Abel, Art Burnham, David Drake, Chuck Hause, and Cindy Hause.

2. Member Participation

Dottie Burnham, Don Comstock, and Bruno Huber were in attendance.

3. Open Mike

Don Comstock introduced the following information regarding road maintenance. Park County has come up with a new deal to help pay for the chip sealing of county roads. It does not have to be with the Association but can just be with groups of homeowners getting together to have roads chip-sealed. The county will take over the road maintenance after it is paved or chip-sealed. The county can either do the work or the work can be subcontracted out per county specs. If someone else does the work, then you have to pay the full bill. If the county does it; than they split part of the cost with you. This was just approved at the last county board meeting and Don wanted to let us know what is currently available.

The following discussion ensued. It was thought that it would be a little cheaper if the County does the work. If a group of property owners desires to have the chip-sealing done, it would be only for the area in front of their homes. There was concern about the drastic effect of increasing property taxes. If someone wants to pursue this they should contact Dick Hodges at the County. The County is willing to work with group of people or the Homeowners Association. The costs would be tacked on to their property tax. The Board felt it was not EROA responsibility to pay for County Road 15 when so many other non EROA people use it.

This is information for the EROA property owners. Individuals property owners do not have to contact EROA to do their roads.

4. Consideration of Agenda

Art asked about the draft letter he wrote to help EROA property owners get building information which would be put on the website. He wondered if any one had changes to make to it.. All felt the letter was very good. Art wanted Terry to get a copy of it and respond before it is put on the website. Dave will get a copy to Terry.

5. Approval of Meeting Minutes

The January 5, 2013, Meeting Minutes were approved.

6 The Treasurer's Report (Budget Review) Treasurer's Report (Budget Review) was moved to the end of the meeting

7. Committee Reports

a. Security Patrol David indicated that Terry has concerns regarding pumping the dump station and restrooms . The previous company he used is no longer in business. Terry is going to check into this and will get quotes to submit to the Board.

b. Welcoming Committee Dave has concerns regarding the information that Betty Kratky sending new people. He felt it was not her fault, but people are not getting proper paperwork. She should be sending copies of the covenants, bylaws, etc. Dave does not have a copy of the letter she currently sends. We need to make sure this letter contains current/updated information. We need to compile a list of what is important and submit that to her. Georgia will check with Betty via email to see what she is sending and have her send a copy to Georgia. A list of everything put in the welcome letter should be made available to the Board and put in each Board members book, this list should also be put on the website.

8. Election update.

Terry Shumaker and Georgia Comstock were the only ones on the election committee. We had no other volunteers for the election committee nor to run for office. Art was willing to serve another term. Dave was willing to serve as long as got help with bookkeeping. Georgia has looked into this but has not been able to schedule a meeting with the bookkeeper who lives near Fairplay. The election was canceled because, according to bylaws, if we had two openings and only two people to fill them the election was canceled.

Announcement of the Board members: Art Burnham and David Drake will be staying on the Board.

9. **Water augmentation** At present we are waiting for a response from Jim Campbell to a request for a joint meeting with Indian Mountain and EROA to discuss water issues. Art reports that Indian Mountain has an interest in purchasing their water rights and augmentation plan from Jim Campbell. EROA has had their augmentation plan in place since the early 1970's, but we have water rights issues yet to be settled. Indian Mountain has hired an attorney, Peter Ampe, to represent their interests. Our attorney, Tim Buchanan has been in contact with Peter Ampe. We are an essential party to any legal action concerning our two subdivision's water rights. Copies of recent correspondence in our files on current water issues has been forwarded to Tim Buchanan so he is aware of all that is happening.

Water shortage: We might have to purchase water to meet the augmentation but we can't do anything at this time. The amount we may need is unknown at this time and we would share costs with Indian Mountain and Jim Campbell. Cost at this time is also unknown.

The Board complimented Art on the hard work and time he has spent on the Water Augmentation issue.

10. Member Picnic

The Member Picnic was set for Saturday, July 6, at 11:00 a.m., after the Quarterly Board Meeting at 10:00 a.m. A motion was made and carried to reimburse \$200 to Georgia for food/supplies she purchased for the 2012 picnic. (Note: The time indicated here was changed in the following Quarterly Board Meeting due to concerns about being able to finish the Board

Meeting before the picnic. Now the time is 12:00 noon for the picnic and 9:00 a.m. for the Board Meeting.)

11. Burn Pit Indian Mountain is spending \$5000-6000 per year for the burn pit. They are still having issues with things being put into pit that shouldn't be. Their proposal is that there will be a gate separating the RV storage lot from the burn pit. The gate will be locked, and only opened one or two Saturdays a month from 9:00 a.m. to 5:00 pm. They want it staffed with two volunteers. There will be two shifts a.m and p.m and two people in each shift. Volunteers would come from the population of those people using the burn pit. One would be at the gate and one at the burn pit to monitor what is being put in the pit. There are two proposals for payment for use.

1) We can pay \$1000 per year to Indian Mountain as an association and all EROA members in good standing will be able to use the burn pit.

2) Each EROA family (in good standing) would pay \$100 per year to Indian Mountain.

Discussion ensued. We need to ascertain the number of EROA members who use the burn pit. It was thought that if only, for example, if we find that only four families used the burn pit it would make more sense for the individual family to pay the \$100. If it was over ten, the \$1000 payment might make more sense. Whoever uses the burn pit would be expected to volunteer to man the gate or the pit.

The EPA has cracked down on similar type burn pits. There is a strict EPA code, listing the types of materials that can be accepted. This code would have to be available to and understood by the volunteers manning the burn pit. The volunteers would have to be educated on what types of materials can and can't be accepted. This includes no construction, building materials or debris. All non-wood material is banned. Basically, if it is not off a tree or bush, it is banned. It was asked if we need to post these restrictions on the website.

Georgia will speak with Roger and Glenn indicating that we agree with the rules and we will work with our members.

12. Treasurer Report

Profit and Loss for the Year, April 1, 2012 through March 29, 2013

-On Page 37 You can see that more was collected than expected. At the bottom of this page Property Liability Insurance shows up at 200% of budget. The reason for this is that the bill for both years came due in the same year and consequently had to be paid in the same year.

-On Page 38 the Mass Mailing was \$3500 we only used about \$1800. So, we did better than that than expected.

-On Page 38 Line item Maintenance Due to work needed for the restroom steps this came out \$114 over budget.

-On Page 39 there is a 96% Net Ordinary Income. This is due to bookkeeping techniques and payment of the water augmentation fees caused this negative position.

-There is no difference in interest being earned in the money market or checking account. So Dave took \$20,000 from checking and put it in the money market.

-Dues of \$3.00 is collected from every lot for water augmentation.

Dave indicated that the Meeting Facilities will be going up slightly and will make those changes to the budget as necessary.

He was also concerned about the Maintenance because- many materials have gone up 60% (shingles, paint, panels, gates etc). So, this will have to be monitored and adjustments made accordingly.

When we do mass emailings, Denny charges \$25. That line item in on budget sheet but not on budget. It will be kept as part of mailing budget and make changes if necessary next year.

He will also need to add Bookeeping charges to the budget as soon as those figures come available.

The Balance Sheet will be made available to EROA members on an as-needed basis. Any owner can contact Dave to take a look at the Balance Sheet.

A motion was made and carried to approve the proposed budget as written.

13. Adjournment

The meeting was adjourned at 11:38 a.m.