

January 14, 2012 EROA Board of Directors Meeting  
Jefferson Community Center  
Approved Meeting Minutes

1. The EROA Board of Directors Meeting was called to order at 10:11a.m. by Georgia Comstock. A quorum was established with the following Board members present: Art Burnham, David Drake, Chuck Hause, Cindy Hause, and Bruno Huber.
2. **Member Participation**  
Terry Shumaker was in attendance.
3. **Consideration of Agenda**  
Art suggested that we add a website update.
4. **Approval of Minutes**  
The October 19, 2011, Board Meeting and Executive Session minutes were approved.
5. **Reports/Committees**

Maintenance

Sections of the picnic area restroom floor need replaced and two new steps need to be poured with concrete. Terry will have the estimates to submit to the Board at the next Board Meeting.

Security

Terry sent a report to the County Code Enforcement regarding the storage of broken down cars on a certain Elkhorn property. The County indicated these were clearly violations.

Architecture

No new concerns.

Treasurer Report

Dave had concerns regarding collection of back HOA fees. One recourse was to go back to original owners. However EROA has no access to driver's license numbers, dates of birth, etc., to track them down. . (The county charges \$25.00 plus \$2.00 a line to get the necessary information and the Board would have to contact the property owner in arrears.) Another option is to contract with Wakefield Associates for debt recovery services. Dave was considering whether we can assign collection fees to the property owner and, if we can, this would probably have to be added to the Governance Policy. Dave is going to meet with Wakefield and ask for a Scope of Work and get more information to present to the Board before making a final decision. He will also bring information on the legality of assigning the collection fees to the property owners already in arrears. Bruno suggested that , if we do start adding collection fees unto fees already in arrears, we make note of this in the EROA newsletter as an incentive for property owners to pay up their dues.

Budget

Dave needs a soft copy of the 2011 – 2012 EROA Budget  
He is going to buy US postage stamps before the price goes up.  
He also had a question as to when and why EROA came up with the \$25.00 lien fee.

6. **Unfinished Business**

### Water Augmentation

The office of Buchanan and Sperling has been busy but they will proceed with the title search. A letter authorizing this search was sent to them on December 19, 2011. Art did have some concerns regarding access to the Slater Ditch Diversion Headgate and Pond, west of US285, which has been posted as closed to vehicular traffic. Access to the Tarryall Ranch Reservoir Augmentation Pond remains open. Art will keep in contact with John Justice to see what steps need to be taken to make sure there is access to the Slater Ditch.

### Job descriptions in Governance Policy

Georgia researched and discovered which items should be in the Governance Policy and which should be in the By-Laws. According to her sources Job Descriptions should be in the By-Laws, not the Governance Policy. A motion was made to remove the Job Descriptions from the Governance Policy and put them in the By-Laws. The motion was carried.

### Consideration of Collection Agency

See Treasurer Report (Page 1)

### Newsletter

Georgia will do newsletter mailings (Proposed Budget and Newsletter) prior to the Annual Meeting.

## **7. New Business**

Bruno is going to find out if the By-Laws amended 2010 was ever approved.

## **8. Items of concern from board members**

There was some discussion on the term lengths of Board Members as well as election requirements. This will be further researched by Georgia, Chuck, and Cindy.

## **9. Adjournment**

With no further business, the Regular Board of Directors Meeting was adjourned at 11:53 a.m.

Respectfully Submitted,

Cindy Hause  
Secretary