

July 9, 2011 EROA Board of Directors Meeting  
Jefferson Community Center 10:00 a.m.  
Approved Meeting Minutes

1. The EROA Board of Directors Meeting was called to order at 10:01 a.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**

No members were in attendance.

3. **Consideration of Agenda**

Report on Picnic was added under Item 8, New Business.

4. **Approval of Minutes**

The minutes were approved with one minor correction (time of adjournment changed from 2:2 p.m. to 2:20 p.m.).

5. **Reports/Committees**

Architectural Committee

An EROA owner has built a home and has not been in contact with the Architectural Committee. Discussion ensued and a motion was made, seconded, and carried to assess a fine per the Governance Policy Fine Guidances for failure to contact the Committee for approval before building.

Maintenance/Security

Currently there is no security on weekends. Georgia has attempted to contact Monty (with Sheriff Department?) but has not been successful. She will ask the Sheriff to patrol Elkhorn Ranch area on Labor Day weekend. Terry's summertime schedule is two times a week but Dave and Bruno will ask Terry to adjust his schedule to be sure to do one of those days on weekends.

Dave has called the county regarding the street sign missing on Remington Road.

Terry has reported that the plastic "No Smoking" signs in the picnic area outhouses have been removed. The Board authorized him to purchase and install the metal signs in place of the plastic signs.

Welcome Committee

6. **Unfinished Business**

a. Water Augmentation

Art is currently supporting Legal Council pursuit of Title Search and report form in Excel for accounting of water usage by Elkhorn Ranches.

He is also going to investigate the need of repairs to Slater Ditch. He will report his findings to the Board.

The Coalition for the Upper South Platte will be giving us a report of the Remington well water quality test they will be performing in October with no charge to EROA.

- b. Security  
See “Committees” above
- c. Newsletter  
Georgia has agreed to do the quarterly newsletter until we can find a volunteer to take over.
- d. Job descriptions in Governance policy  
The Board discussed the need to have the job descriptions of Board Members in both the By-Laws and in the Governance Policies. Georgia will study this further to determine if they should be included by reference in one or the other or both.
- e. Burn Pit  
Dave called Indian Mountain Park and Recreation regarding their decision of EROA use of the burn pit and was told they hadn’t decided yet. Art got a call from Susan Higgins of Indian Mountains saying that a final decision has not been decided.

**7. Discuss Board President Duties**

These will be discussed at the next Board meeting. (See Job Descriptions in Governance Policy above)

**8. New Business**

- a. Discuss Governance policy enforcement for unpaid assessments  
Dave has found it is not cost effective for the EROA to file liens against ranch owners in arrears on assessments. Suggestions were made to report these owners to the Credit Bureau rather than EROA incurring expenses for filing liens. Georgia suggested that we will process lien notices but will not file liens at this point. A motion was made, seconded, and carried that we will temporarily suspend filing new liens until we determine if this is the most effective means of collecting unpaid assessments.
- b. BBQ and cooler cost to another category  
The motion was made, seconded, and carried to move the bbq and cooler costs from “Picnic Expense” to “Other Current Assets.”
- c. Report on Picnic  
The expenses were within the budget allotted. There is no chairman for next year’s picnic so we need to find a volunteer. The question came up regarding the need for prizes. Some thought that just a simple potluck picnic with games would suffice. This will be discussed further at the next board meeting.

**9. Items of Concern from Board Members**

Dave has been getting bills for EROA from attorney Toussaint. It is the Board’s understanding that we have not needed the services of this attorney and we had cancelled business with them several years ago. Dave will contact them and request they stop invoicing for services.

**10. Adjournment**

With no further business, the Regular Board of Directors Meeting was adjourned at 11:48 a.m.

Respectfully Submitted,

Cindy Hause  
Secretary