

Elkhorn Ranch Owners Association
Board of Directors Meeting
Nall Residence
January 10, 2009

Board members present:

Bob Bridgewater	President
JoAn Nall	Treasurer
Cindy Gharst	Secretary
Debby Van Gundy	Member at Large
Art Burnham	Member at Large

EROA members present:

Denny Nall, Ann Bridgewater

The meeting was called to order at 10:10a.m. by President Bridgewater.

Approval of Minutes

The meeting minutes from the regular meeting held on October 4, 2008 were approved as presented.

Treasurer's Report

JoAn Nall presented the Treasurer's Report noting that the expenses for regular operations and augmentation were identified separately on the report. She also noted that the reason the expenses exceed revenue is due to the timing of the dues collection; most of the dues will be received during March before the new fiscal year begins in April. She also reported two major expenses were incurred for the repairs at the pond (\$1,250) and the septic pump (\$450). A large expense of \$600 is upcoming for the renewal of liability insurance. Finally, JoAn advised the Board that she transferred \$1,000 from the money market account to the checking account.

The Finance Committee representative, Cindy Gharst, advised the Board that the draft budget for the 09-10 fiscal year will be presented at the next meeting.

Debby Van Gundy moved to approve the Treasurer's Report as presented. The motion was seconded and passed unanimously.

Old Business

Save Our South Park Water

Bob Bridgewater advised the Board that the uranium exploration appears to be a non-issue at this point; however, it is prudent to keep tabs this issues for any new activity.

Water Augmentation

Bob Bridgewater reported to the Board about his meeting with the new water engineer, Garver Brown. During this meeting, he learned that the reports submitted during the past have not been prepared accurately. The problem has been rectified and future reports will be prepared correctly.

Bob also advised the Board that Jim Campbell contacted him about a working agreement for the reservoir maintenance. Jim Campbell, Garver Brown, Debby Van Gundy and Bob met about this topic. Discussion followed about the pursuing legal advice from Richard Touissant because of the historical knowledge he has from his past legal counsel to the Elkhorn Ranches. A meeting with Jim Campbell and Garver Brown is scheduled for February 25, 2009.

Cindy Gharst moved to authorize Bob Bridgewater and Debby Van Gundy to meet with Attorney Touissant as needed about options for an agreement for reservoir maintenance with a third party and the Board will be kept informed of the meeting discussions during the interim period until the next regular meeting in April. The motion was seconded and passed unanimously.

Water Court

Bob Bridgewater presented a letter from Dan Brown, the attorney hired to monitor the activity of the area in water court. The only activity reported was for household wells. To be more efficient with the services, Bob will instruct Attorney Brown to look only for activity of Indian Mountain Recreation District.

Land Use Regulations

Bob Bridgewater advised the Board that a copy of the Park County Land Use Regulations were purchased. The portions of the regulations related to animal control will be published in the newsletter and put on the website to notify and remind members of their responsibilities for their animals.

Reimbursements

In order to reconcile information, a list of home structures from the Park County Assessor's Office was purchased by Debby Van Gundy for \$25.

JoAn moved to reimburse Debby Van Gundy the cost of the report purchased from the Park County Assessor's Office. The motion was seconded and passed unanimously.

The Board also discussed the significant distances Bob Bridgewater has traveled to attend meetings related to the water issues, in particular, as well as some upcoming travel.

Art Burnham moved to approve the submittal of mileage reimbursement requests from Bob Bridgewater for his travel related to the EROA business. The motion was seconded and passed unanimously.

Committee Reports

Architectural Committee

Art Burnham reported that there is little activity at this time other than questions from a member about testing the quality of his well.

Maintenance Committee/Security Patrol

Bob Bridgewater reported on behalf of Terry Shumaker who continues to observe dogs running loose. The holding tanks have been emptied.

Newsletter

Bob Bridgewater presented information on behalf of Mike Flower. The request is to submit information for the newsletter as soon as possible. Discussion then followed about the decision at the prior meeting to reduce the number of newsletters during the year to reduce costs. Although it was planned to produce a newsletter in January to fulfill the advertising commitments and then start the new reduced schedule for spring and fall, a proposal was made to only produce one newsletter in the first half of 2009. The recommendation was to fulfill the advertising commitments in a newsletter produced in March. Debby Van Gundy agreed to contact Mike to propose this schedule.

Mike also asked to postpone any discussion of the investment policy until the next meeting.

Neighborhood Watch

There was no report. Debbie Van Gundy did confirm to the Board that these placards are included in the welcome packets

Welcome Committee

Debbie VanGundy has sent 10 packets since the last meeting. She has \$18.52 in stamps and \$52.85 of cash. She asked the Board about the \$1 fee for decals and discussion followed.

Debby Van Gundy moved to discontinue charging a fee for the decals. The motion was seconded and passed unanimously.

Social Committee

With regard to the annual meeting and picnic, the recent caterer is no longer available. Other than looking for a new caterer, Ann Bridgewater did not have any business to report.

NEW BUSINESS

Bank Card

JoAn requested the Board's desire about obtaining bank cards at this time. The decision was to wait until the election at the annual meeting because of the signature process if there are any changes.

Signs

Bob Bridgewater reported the bid from Sonshine Signs was \$340 per sign for 8"x72" single face. This bid does not include shipping or installation. Another option which will be more cost effective is to have one large sign with all of the information rather than multiple small signs attached. Bob will get another bid for one sign.

Other

A suggestion was made to assist members in contacting other members who might be interested in helping each other out. For example, a member who wants firewood contacts another member who wants help cleaning up the deadwood. The Board agreed this would be a good idea, but want to be cautious about liability.

With no further business to come before the Board, Art Burnham moved to adjourn the meeting. The motion was seconded and passed unanimously.

The meeting was adjourned.

Respectfully submitted,
Cindy Gharst
Secretary