

ELKHORN RANCH OWNERS ASSOCIATION
Board of Directors and Members Meeting
April 14, 2007
Bridgewater Residence
(Draft Minutes)

The meeting was scheduled to take place at the Como Community Center; however, due to heating problems in the building, the meeting was moved to the residence of Bob and Ann Bridgewater.

Bob Bridgewater	President
Mike Flower	Vice President
JoAn Nall	Treasurer
Cindy Gharst	Secretary
Terry Shumaker	Member at Large
Art Burnham	Member at Large

Approval of Minutes

The minutes of the Regular Meeting held on January 6, 2007 and the minutes of the Special Meeting held on February 9, 2007 were reviewed. After noting that a correction to the January minutes needs to be made to reflect that Mike Flower was not present at that meeting, both the January and February minutes were approved.

Treasurer's Report

JoAn Nall presented the Cash Flow report for the period April 1, 2006 through March 31, 2007. She reported that 70% of the dues have been paid. She also reported that one lien has been collected.

There was a motion by Art Burnham and a second to approve the Treasurer's Report. The motion passed.

After the discussion, JoAn reminded the Board that the Finance Committee needs to convene and prepare the budget before the next annual meeting in July.

Architectural Committee Report

Terry Shumaker reported that a steel garage is being constructed at Hawk Way. He also reported that several of the construction projects in the subdivision are nearing completion.

Neighborhood Watch

Clarification was made that Rhonda Garrett did not resign from the Neighborhood Watch.

Security Patrol

Terry Shumaker advised the Board that there was nothing specific to report.

Social Committee

Ann Bridgewater asked the Board for a decision on whether or not to charge the EROA owners for guests at the picnic. The Board's decision was to charge a fee for guests.

Welcome Committee

Debbie Van Gundy presented a sample brochure. The Board also discussed options for maps to include in the packets.

Old Business

Signs

Paul brought the signs to deliver to the Board after the meeting.

New Business

County Clean-up Days

The clean-up day for the Fairplay area is July 21st, from 9:00 am to 4:00 pm. Trash from EROA should be collected one week prior to the clean-up day. A reminder announcement will be made at the picnic. As soon as more details are available, Cindy will forward to Mike for the newsletter.

Newsletter

Mike provided a list of ad subscribers for the newsletter. Discussion followed about obtaining more ads and compiling additional real estate information and bios of nominees for the upcoming newsletter. The Board also considered the pros and cons of outsourcing the printing of the newsletter or sharing the printing/distribution costs with other property owners associations such as Indian Mountain. The discussion centered around the fact that we would have to combine our mailing of the newsletter at the same time as Indian Mountain in order to

receive a good rate. JoAn was opposed to Indian Mountain or any other association helping us with our newsletter mailing by having to mail them at the same time. The Board also discussed the bulk mailing process and problems associated with it. Distribution of the newsletter via e-mail has increased. The Board decided to keep the production of the newsletter in house; however, volunteers are needed to help fold, label, etc.

Water Augmentation

Bob advised the Board that the Dave Wissel, representing the Upper South Platte Water District, is working with Jim Campbell to explore whether or not through an agreement the water district can take over the maintenance of the reservoir. The Board also discussed that an official response of EROA's position about his request for payment needs to be provided to Jim Campbell. Mike Flower expressed concern about committing to pay him without proof from him that there is a mechanism for him to collect payment from the other two partners of the reservoir.

A motion was made by Mike Flower and seconded to respond using standard language to request a detailed accounting of expenses for the reimbursement he requested and to request from him a gross cost for future services.

Cindy Gharst agreed to write the draft for review by the Board.

The meeting was adjourned. The next regular meeting is the Annual Meeting and Picnic.

Respectfully submitted,
Cindy Gharst – Secretary