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ELKHORN RANCH OWNERS ASSOCIATION
Regular Board of Director's Meeting
Held at the Nall Residence
January 12, 2008

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Board members present at the meeting were:

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

Other EROA members present: Dennis and Linda Kennedy; Deb Van Gundy; Ann Bridgewater, Denny Nall, and Bruno Huber

President Bob Bridgewater called the meeting to order at 10:00am.

Approval of Minutes
The minutes from the meeting of October 13, 2007 were approved as presented with the notation that the minutes will be amended to reflect the results of the voting on motions passed. Also, the Board requested that the names of other members or guests present be included in the minutes, too.

Treasurer's Report
JoAn Nall presented the Treasurer's Report and Cash Flow for the period April 1, 2007 through December 31, 2007. She updated the Board on the status of liens reporting that she sent out four intent to lien letters, one lien was paid and three properties with liens were in the tax sale. She also provided information about ten liens she closed and re-filed to reflect the current amounts owed. After some discussion about the timing to mail the dues notices, it was decided to keep the status quo and JoAn will send the notices by February 18th for a payment due date of April 1st.

A motion to approve the Treasurer's report was made by Cindy Gharst and seconded. The treasurer's report was approved unanimously.

COMMITTEE REPORTS
Election process
Ann Bridgewater distributed a sample ballot form proposed for the 2008 election. She explained the process the Election Committee will follow to track the eligible voting members. The ballot will be mailed to all members, but the Election Committee will verify returned ballots against the list of members with paid or unpaid dues. Ann also reported the cost of production of the ballot to be close to $60. Some options for bulk mailing are to use PineMailers or go through the Chamber of Commerce, which costs $25 to rejoin. After discussion about the benefits of the Chamber of Commerce, the Board agreed to rejoin.

A motion to rejoin the Chamber of Commerce for $25 for this year was made by JoAn Nall and seconded. The motion was approved unanimously.

Maintenance/Security
Terry Shumaker was unable to attend this meeting; however, he does request to put something in the newsletter about volunteers for upcoming projects

Newsletter
There was discussion about some members not receiving the last newsletter electronically and resending some newsletters or putting out a notice to contact us if no newsletter was received. The Board also discussed the cost of the newsletter and the reduction of advertising space to three pages.

Social Committee
No report

Welcome Committee
Deb Van Gundy reported sending out packets to 23 new owners in 2007; 20 new owners from April 1, 2007 through current. She still has $72 cash available and needs Neighborhood Watch signs. Kim at JCFPD is her contact for the signs.

Architectural Committee
Art Burnham reported that he received one call since the last meeting, but no action was required.

Neighborhood Watch Committee
Earlier during the meeting, Bob Bridgewater announced that Georgia Comstock will take over this committee replacing Rhonda Garrett.

OLD BUSINESS
By-Law Changes
As a follow up from the last meeting, Cindy Gharst advised that she did review the by-laws, identifying the sections which should be updated to include more modern methods of communication, posting procedures for meetings, etc. The next step is to prepare a draft of revised by-laws for these "housekeeping" changes. Cindy and Mike Flower planned to look at other owner association by-laws as models for some of these changes.

The next meeting will be April 12th at the Bridgewater residence.

With no other business to discuss, the meeting adjourned.

Respectfully submitted,

Cindy Gharst
Secretary