

**ELKHORN RANCH OWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Flower Residence**  
**October 13, 2007 10:00a.m.**

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President Bridgewater opened the meeting and the Board members present were:

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 from the Annual Meeting and Regular Meeting on July 1, 2007 were approved as presented.

Treasurer's Report

JoAn Nall provided financial reports of income and expenses and cash flow through September 30, 2007. She gave specific information regarding newsletter costs, picnic costs offset by money collected for maps and tax lien activity.

A motion to approve the Treasurer's report was made by Mike Flower and seconded.

The Board then discussed the cost to file tax liens and renewing tax liens. JoAn reviewed the tax liens currently on file.

**COMMITTEE REPORTS**

Security/Maintenance

Terry Shumaker reported about the servicing of the tanks at the RV dump station and the restrooms. Terry recommended waiting to pump the tank at the restroom due to poor access and it is near empty. He instructed the vendor to pump the RV station only.

Terry also requested a "No Smoking" sign for the restroom. Deb Van Gundy agreed to print the sign.

Architectural Committee

Terry and Art Burnham reported that there have not been any calls recently. A reminder about the Architectural Committee will be put in the next newsletter. Terry reported that several projects have been started without having been through the process.

Newsletter

Mike Flower distributed a list of the 2007 subscribers and proposed new rates for 2008. Mike also recommended discontinuing the ½ page ad. These changes will help reduce the cost of the newsletter. The Board agreed with Mike's recommendations.

Neighborhood Watch

(No report at this meeting.).

Welcome Committee

Deb Van Gundy reported that she sent out 16 Welcome Packets. She also reported that she purchased postage from the cash allocated to the Welcome Committee.

### Web Page

Denny Nall asked for suggestions or newsworthy information for the website. He also can set up links for information or articles.

### Social Committee

Ann Bridgewater reported that she received good feedback about the picnic and the variety of food provided by the caterer. Ann also wanted to acknowledge the donation of the cake by Georgia Comstock.

A motion to rehire the caterer, Krista Hopkins, was made by Art Burnham and seconded.

The members' picnic was also discussed including weather issues, when to schedule it, and member interest. It was decided to set up a members' picnic during the Annual Meeting/Picnic in July.

### **OLD BUSINESS**

#### SB-05-100/Election Committee

Ann Bridgewater provided a copy of a memorandum in which she summarized the election process used in 2007. After the election in July, some concerns were raised regarding the changes made in the SB-05-100 regarding homeowners' elections.

An Election Committee of three members was recommended. The Election Committee will be responsible for the pre-election procedures, the ballot count at the Annual Meeting and other compliance requirements. Ann Bridgewater, Deb Van Gundy and Bruno Huber volunteered to be on this committee.

A motion to form an Election Committee and appoint Ann Bridgewater, Deb Van Gundy and Bruno Huber to it was made by Mike Flower and seconded.

The Board also discussed the need to review and update technical information in the by-laws. Cindy Gharst agreed to review the by-laws and have some of the obvious changes identified for discussion at the next meeting.

### **NEW BUSINESS**

#### Construction/Maintenance Services versus Security

Bob Bridgewater pointed out that Terry Shumaker has provided other services for maintenance and construction projects at no charge to EROA, which are separate from the security patrol. Bob requested the Board to consider paying Terry for his labor when construction projects are required.

A motion to pay Terry Shumaker when he is asked to perform construction work on behalf of EROA was made by JoAn Nall and seconded.

The location of the next meeting on January 12, 2008 will be held at the Nall's house.

The meeting adjourned at 11:50a.m.

Respectfully submitted,  
Cindy Gharst  
Secretary