

Elkhorn Ranch Owners Association
Board of Director's Special Meeting
Nall Residence
August 22, 2009 10:00am

Board Members Present:

Debbie Van Gundy	Vice President
JoAn Nall	Treasurer
Cindy Gharst	Secretary
Bruno Huber	Member at Large
Art Burnham	Member at Large

EROA members present:

Denny Nall

The meeting was called to order at 10:20a.m. by Vice President Debbie Van Gundy. The Board members present were identified to confirm a quorum.

After reviewing the agenda, Art Burnham requested that approval of the meeting minutes from the Annual Meeting and the Regular Meeting of July 5, 2009 be added to the agenda.

Approval of Minutes

The minutes of the Annual Meeting were reviewed and approved as presented.

For the Regular Meeting, Debbie Van Gundy asked that the references to the reallocation of dues to the water fund be clarified. The minutes should read that 30% of the dues will be allocated to the water augmentation which equals \$7.50 based on the amount of the annual dues at this time.

No other changes were requested and the minutes of the Regular meeting were approved with the noted correction.

Resignation of Board Member

Bob Bridgewater resigned his seat on the Board via an email dated .

JoAn Nall moved to accept the resignation of Bob Bridgewater from the EROA Board of Directors. The motion was seconded and passed unanimously.

Cindy Gharst will send Bob a letter advising that his resignation was accepted.

Check Signers

JoAn advised that there are only two authorized Board members currently on file with the bank to sign checks. They are JoAn as Treasurer and Bob as President. The current authorization structure is that one authorized signer is required for a check up to \$500; and two authorized signers are required for any amount over \$500. With Bob's resignation, new signature cards will have to be submitted to the bank as soon as possible. After discussion, the Board recommended naming more than just two Board members as authorized in the event one of them is unavailable to sign the business can continue. JoAn also advised that some invoices had been sent to Bob

directly and those vendors will need to be contacted to change the mailing address to the PO Box in Como.

Art Burnham moved to authorize all officers of the Board (President, Vice President, Secretary and Treasurer) as signers on all bank accounts of the Elkhorn Ranch Owners Association. The motion was seconded and passed unanimously.

Officers

Bob Bridgewater was an officer as President of the Board. His resignation has left this seat open. The Board discussed the need to elect new officers at this meeting or to function without it until a later date. With the Vice President as the acting chair, the business can continue. The Board decided to wait until the October meeting so that information about the vacancy can be provided to members via the picnic, website, word of mouth, etc. to encourage participation.

With no change of officers at this time, the official check signers will be the following officers:

JoAn Nall	Treasurer
Debbie Van Gundy	Vice President
Cindy Gharst	Secretary

Debbie Van Gundy moved that the signature cards and required bank forms with the above named authorized signers for all accounts including checking, money market and certificate of deposit be submitted to the bank. The motion was seconded and passed unanimously.

Official EROA Business Correspondence

In order to ensure continuity of business operations, the Board discussed the need to have all EROA business correspondence directed to the official post office address or general email address. This will eliminate documents or other correspondence having to be forwarded, or addresses changed, or lost mail.

JoAn moved that all official correspondence be directed to the official EROA mailing address which is currently PO Box 106, Como, CO 80432. The motion was seconded and passed unanimously.

With regard to the e-mail and website, all inquiries or comments from the website go the general email for EROA: mail@elkhornowners.org. Denny Nall, who is the webmaster for the site, can set up the email so that all Board members receive the mail to that address and respond appropriately.

JoAn Nall moved that the official EROA email address as noted above be used for all business correspondence and be made available for all Board members. The motion was seconded and passed unanimously.

Water Committee

Debbie reminded the Board that at the last meeting, Bob Bridgewater was named as the designated person. Debbie suggested that no designated person be named at this time so that there is full involvement by the Board.

Discussion followed about potential access issues to the reservoir or headgate; the shared reservoir issues, and the reporting criteria of wells/permits. The Board reviewed a draft of a letter about access and other concerns to Beartooth Capital Partners, the new owner of the Cline Ranch, where the headgate is located and which is adjacent to the reservoir. Art suggested a

revision of the final paragraph. Cindy told the group she would provide a copy of the final version prior to sending it.

The Board also reviewed a letter from the water attorney, Dan Brown, regarding an application in Indian Mountain recently filed. This application was for the new community center. Based on the “indoor” use only, the Board agreed there was no need to file an objection. Cindy agreed to respond to Dan Brown’s letter and advise them of the change of address.

October Regular Meeting

The Board discussed the desire to hold the meeting in a public gathering place rather than homes. Until an appropriate building or location is determined, the October meeting will be held at the Nall residence.

Also, Debbie requested that the agenda be posted early, at least 2 weeks prior to the meeting.

With no further business the meeting adjourned.

Respectfully submitted,

Cindy Gharst
Secretary