

June 23, 2012 EROA Board of Directors Meeting
Como Community Center
Approved Meeting Minutes

1. Call to Order/Establish Quorum

The EROA Board of Directors Meeting was called to order at 10:00 a.m. by Georgia Comstock. A quorum was established with the following Board members present: Jim Abel, Art Burnham, David Drake, Chuck Hause, and Cindy Hause.

2. Consideration of Agenda

Art asked to include Architectural Control Committee under Old Business. Cindy asked to include the registration of the By-Laws. Dave mentioned registration of DORA. Georgia wanted to address the issue of electing the Board Secretary and also the EROA Website.

3. Approval of Minutes

Minutes for the May 26, 2012 Board of Directors and Annual Meetings were approved.

4. Fire Rules

The Board had concerns about the safety of lives and property of EROA homeowners. Dave brought up emergency egress routes. He hoped that everyone had their belongings together. Hopefully everyone should know what to take and how to get out of the development. There is no right or wrong way to get out. Dave has talked with Emergency Management and they have always been helpful. We thought the EROA Board can meet with her and get information that we can post on the web page. Dave has a map with all exits of Elkhorn Ranches which is too large to post. Georgia suggested listing the main access roads.

Georgia was worried about fire mitigation around homes and property and suggested putting something on the website. She was sure the Emergency Management might have ideas on what things to clear. State Farm inspected Art's house for insurance coverage. They suggested cutting grass. Three or four years ago we had a guest from the Forest Service come to the Picnic who said we do not have a great danger of roaring fire in our area because of the variety of vegetation we have.

Dave offered to talk to Maria Mitchell at Emergency Management regarding evacuation routes and mitigation and decide what to put on the website.

5. Burn Pit and Slash Pit

Dave talked with Samantha Burtin indianmountain@hotmail.com about EROA usage of their burn pit and she is in concurrence with our ideas from the May EROA Board Meeting. Discussion ensued and it was suggested that the Burn Pit User application be sent to Denny to download to the website. Information such as Burn Pit open hours should be on the application. EROA members could complete the application and send it to the Board. Only people in good standing with EROA would be approved. Also suggested was a business card that the homeowner brings to the burn pit. This card would include the Elkhorn Ranch Owners name, filing, lot number, signature. Prior to the next meeting Dave will further discuss the process with

Indian Mountain. Georgia will look into getting and designing a business card which we will send when member is authorized.

6. Old Business

Treasurer's Report: Dave provided a copy of the Profit & Loss Statement to the Board. He has not paid the \$60 for the rent of the Como Civic Association for the May and June meetings. Motion was made and carried that Dave pay Como Civic Association the \$60.00 (\$30.00 each for last two meetings).

Web site: Georgia had some corrections she will talk to Denny about: Jim's contact info needs to be given to Denny to be posted. Phone number 303-792-5848 and 719-836-9644 (Elkhorn number), jamesabel91@comcast.net She will send him a page on volunteering.

Nomination/Election of Secretary: Cindy was nominated and elected Secretary of the Board for the remainder of her term (2012-2015)

Committees:

Election Committee: Dave had a concern Board Members on the Election Committees. If owners send their EROA dues in the envelopes with the ballots, the Treasurer may need to be there when these envelopes were opened. It was decided that the Election Committee will develop guidelines in handling these issues with Board approval.

Picnic Committee: We need a volunteer to chair. Currently Jean is named as the committee chair on the web site. The web site needs to be revised to "Vacant". If no one volunteers the picnic will be a pot luck and attendees will have to assist.

Nomination: We always need volunteers for the Board. If they are interested in serving on the Board they need to notify a Board member.

Newsletter Committee: Travis Stucky is the Chair. Georgia will be the Board contact with Travis. The newsletter will be quarterly. The Board will take of posting to the website and all forms of mailing.

Burn Pit Committee: Dave will work on this, therefore a committee is not needed.

By Laws and Governance Policies Committee: Discussion ensued and it was determined that the Committee, when formed, will review and provide comments to the Board. It will be called "Review." Questions came up about registering the By Laws and Governance Policies. Georgia felt we needed to get these registered sooner than later. She will find out when/where to register and she also will get out a request for Committee volunteers and let them handle registration of it. The Committee will register any future changes. There were concerns about people shooting guns in Elkhorn. Some articles in the covenants refer to discharge but some say hunting. These are items the Committee will address.

Architectural Committee: Art has concerns of trying to answer questions by email to prospective builders. He went to county offices Thursday and talked with Planning Dept and

Building Environment and Health and got the latest information. Prospective builders should contact Park County for information. If they comply with the covenants as written there are very few restrictions. Art said that the Architectural Committee (he and Terry) will write up a page of information for prospective home owners guiding through the process. This will be on the web page.

Water Augmentation: Title search and compliance are in progress. Art said that Tim Buchanan indicates that work on title search is on going. It will take time. Art has not been in contact with Roger Mattson or Glen Haas. They were going to meet with Jim Campbell, but Art has not received any news on that. Georgia asked if we were going to schedule another inspection of the ditch. Art said yes. Dave reminded the Board that we have to schedule this in advance with Gary Nichols to go from Long Pond to Tarryall Creek to the other gate. Madison is compiling a list of ranch owners on the SE side of Highway 285.

7. Adjournment

The Regular Board of Directors Meeting was adjourned at 11:21 a.m.