

**ELKHORN RANCH OWNERS ASSOCIATION**  
**Board of Directors and Members Meeting**  
**January 6, 2007**  
**Como Community Center**  
**(Draft Minutes)**

**The meeting was called to order by President Bob Bridgewater at 10:00 am. 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 of the Regular Meeting held on October 7, 2006 and the minutes of the Special Meeting held on November 25, 2006 were approved as presented.

**Treasurer's Report**

JoAn Nall presented the Cash Flow report for the period April 1, 2006 through December 31, 2006. JoAn noted that a significant amount of dues was collected and deposited in a prior reporting period, resulting in the amount shown on her report. She also pointed out that the attorney's fees regarding the water issue were paid from funds reserved for water augmentation.

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

**Architectural Committee Report**

Terry Shumaker told the Board that he is reviewing one set of plans on Mockingbird and expecting to receive another set for a residence on Cara. He also said that two projects, currently underway, have not come through the Architectural Committee. The Board discussed providing more information in the newsletter and including a standard form or letter in the Welcome Kits. Don Van Gundy offered to get a copy of the form used in Lost Park as an example.

**Neighborhood Watch**

Although Rhonda Garrett resigned from the Welcome Committee, it was not clear whether or not she wanted to continue with this committee. Cindy Gharst will contact her through e-mail to find out her intentions.

**Security Patrol**

Terry Shumaker reported that December seemed quiet, although he did receive calls about dogs running loose, including a pit bull. The Board agreed to include Park County regulations about leash laws, etc. in the newsletter as well as posted on the website. Terry also recommended including some information warning members about trespassing while snow shoeing or walking dogs.

***Old Business***

**Signs**

Paul H. was unable to attend the meeting, but gave the information to Ann Bridgewater to present. The proposal is three signs with the original design (30"x 36") for \$175 each plus a one-time art fee of \$75, totaling \$600. He also proposed an additional \$30 per sign to have them ready to mount on a post. They are guaranteed to be maintenance-free for 7-8 years. Paul will deliver them to the April meeting. Bob Bridgewater will contact Paul to confirm the length of the post.

JoAn Nall moved to accept the full proposal including the mounting fee for a total of \$690 and the motion passed.

### **Water Augmentation**

At the opening of the meeting, Bob Bridgewater presented a brief overview of the chain of events that led the Board to pursue more information about the EROA's water augmentation plans and to seek legal advice about its obligations and responsibilities with Indian Mountain. The Board will give an update to members as soon as any new information is obtained.

### **Storage Tanks**

Cindy Gharst reported that she had not yet sent a formal letter to Jefferson Como Fire District about EROA's interest in storage tanks near the picnic area. However, she did report that she spoke with Chief Steve Bargas and will continue to follow-up with them.

### ***New Business***

#### **Picnic**

Ann Bridgewater reported that she received three bids for a catered picnic. The previous caterer's fees were \$10.95 per plate. The proposals Ann received were also on a per plate basis and the differences in prices were due to menu options. Ann gave examples of menu choices. She also explained that box lunches, another option, were not feasible due to logistics, primarily. The caterer, Krista Hopkins, previously provided food at some recent events of the Park County Sheriff's Office. After discussing the pros and cons of each menu option, the Board agreed to ham; coleslaw; potato salad; beans; relish, veggie and fruit trays; and beverages for the price of \$10.95 per plate based on attendance of 200. A cake will be ordered separately. The picnic will be held on July 1, 2007.

#### **Wildlife Tree**

Lynelle Fortune, EROA resident, brought up the idea of decorating a tree with edible tree decorations for wildlife. She thought this would be a fun, winter outing for members. She has already contacted the State and the Division of Wildlife regarding permission. The Board suggested that she put something in the newsletter for next year.

#### **Welcome Kits**

Rhonda Garrett resigned from this committee. Debbie Van Gundy has volunteered to take over this responsibility. JoAn will send her information regarding new owners so that Debbie can send them welcome kits.

The next regular meeting is scheduled on April 14<sup>th</sup> at 10:00 am.

The meeting was adjourned.

Respectfully submitted,  
Cindy Gharst, Secretary