

ELKHORN RANCH OWNERS ASSOCIATION

Board of Directors and Members Meeting

July 1, 2007

EROA Pavilion

(Draft Minutes)

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

Bob Bridgewater, President
Mike Flower, Vice President
JoAn Nall, Treasurer (re-elected)
Cindy Gharst, Secretary
Terry Shumaker, Member at Large
Art Burnham, Member at Large (re-elected)

Approval of Minutes

The minutes from the meeting of April 14, 2007 were approved as presented.

Election of Officers

After discussion took place regarding each Board member's desire to remain in their position, nominations and voting for each officer took place. The results were unanimous and as follows:

Bob Bridgewater, President
Mike Flower, Vice President
JoAn Nall, Treasurer (re-elected)
Cindy Gharst, Secretary
Terry Shumaker, Member at Large
Art Burnham, Member at Large (re-elected)

Meeting Schedule

The 2007-2008 meeting schedule is as follows:

Saturday, October 13, 2007 Meeting place to be determined
(now at the Flower residence)
Saturday, January 12, 2008 Meeting place to be determined
Saturday, April 12, 2008 Meeting place to be determined
Sunday, July 5, 2008** EROA Pavilion

**Note: The date for the annual meeting is tentative at this time until the calendar for local activities for the July 4th holiday is known. The Board has also considered July 6th for the annual meeting date.

Treasurer's Report

JoAn Nall presented the Treasurer's Report and Cash Flow for the first quarter of the new fiscal year. She summarized the cash currently in the accounts and check signing authorities. JoAn explained to the Board about the routine transfers she makes from checking to the money market account so that cash does not accumulate only in checking. She requested the Board's input about the current balances and the Board agreed no transfer was necessary at this time.

JoAn also presented an invoice from Nall Inc for \$97.92 for the membership cards, which were printed but not used as a decision was made to discontinue the membership cards. Discussion followed about whether or not there was a reason to use a membership card. The envelopes will be used for other purposes.

A motion to approve and pay the invoice to Nall Inc. was made by Art Burnham and seconded. Payment of the invoice was approved unanimously.

Cindy Gharst and JoAn Nall presented the proposed 2007-2008 annual budget. Each line item was discussed and compared to the prior year's activity.

A motion to approve the 2007-2008 annual budget was made by Mike Flower and seconded. The budget was approved.

Election Process

Mike Flower asked about the election process and if there had been a problem. Cindy Gharst responded that there were some election items in Senate Bill 100, which went into effect January 1, 2006. SB-100 contains changes to laws that govern Home Owners Associations. A letter from Toussaint summarizing the changes was given to the

Board in November 2005. The current Board should review the processes defined in the by-laws and SB-100 comparing them to the procedures and ballot forms used in the recent election. Mike recommended that this topic be addressed at the next meeting. JoAn stated that she had concerns about compliance with SB-100 and did not agree with the decision in 2007 to change the ballot style.

EROA General E-mail Box

Bob Bridgewater requested that all e-mail received from the website's general box be directed to him so that he can respond or redirect them. Denny Nall indicated that he should be receiving them and they need to find out why it is not working. Discussion then followed about the e-mail list due to some concern about the security of the property owners' e-mail addresses used for official business only. At the end of the discussion, the Board and Denny Nall agreed that the members' e-mail list is protected for official EROA business.

Security

Terry Shumaker asked the Board for input regarding signs identifying "no off road" or "private property" for example. He reported that he has seen people trespass on properties.

The location of the next meeting in October will be determined at a later date.

The meeting adjourned at 2:45 pm.

Respectfully submitted,

Cindy Gharst
Secretary