

Elkhorn Ranch Owners Association
Board of Directors Meeting
Bridgewater Residence
October 4, 2008
(draft minutes)

Board members present:

Bob Bridgewater	President
Mike Flower	Vice President
JoAn Nall	Treasurer
Debby Van Gundy	Member at Large
Art Burnham	Member at Large

EROA members present:

Dan & Chris Money; Denny Nall; Ann Bridgewater; Ken & Julie Coffey

The meeting was called to order at 10:00a.m. by President Bridgewater.

Approval of Minutes

Secretary Gharst did not have copies of meeting minutes on hand to present. In summary, the meeting minutes of the regular meeting on April 12, 2008; the special meeting on June 21, 2008 and the annual meeting on July 5, 2008 were provided to members at the picnic and included in the newsletters. The Board requested the minutes for the annual meeting on July 5th be amended to include the discussion and desire of the EROA members to continue having guest speakers at the annual picnic and to have an additional members picnic in the fall. The minutes, with amendment, were approved.

Treasurer's Report

JoAn Nall presented the Cash Flow report for the period April 1, 2008 through September 30, 2008. She advised the Board that the Certificate of Deposit renewed. The Board discussed bookkeeping the water augmentation activities separate from the general activities of the association. JoAn also reported that the expenses of \$202.31 for the member's picnic were lower than expected.

Debby Van Gundy moved to approve the Treasurer's Report as presented. The motion was seconded and passed unanimously.

OLD BUSINESS

Save Our South Park Water

Bob Bridgewater advised the Board that SOSW08 is now a legally registered non-profit with the State of Colorado. This group previously solicited funds to support opposition to in-situ mining in South Park. Due to little activity on this topic recently, the Board agreed that there was not an urgent need to donate any money for this. Instead, the Board requested that Bob should find out more information about the organization, its mission, etc.

Water Court

Due to history with water issues in Indian Mountain Subdivision, the Board agreed it was prudent to review activities in the EROA area at Water Court in Greeley. Lee Phillips recommended Dan Brown, a water attorney who can provide this review on a regular basis on behalf of EROA. The cost is \$50/month; there might be a slightly higher cost in the first month for set-up processes.

Mike Flower moved to give Bob Bridgewater authority to negotiate the review at \$50/month (including up front costs and quarterly reporting to EROA). The motion was seconded and passed unanimously.

COMMITTEE REPORTS

Architectural Committee

Art Burnham presented the Board with a sample letter used for members going through the Architectural Committee. He reminded the board that the oversight is primarily via Park County regulations, unless it is relevant to EROA covenants. He will send a copy of the letter to Denny Nall to put on the website.

Maintenance Committee/Security Patrol

Bob Bridgewater reported on behalf of Terry Shumaker that the concrete work at the dam has been completed. There was also discussion about replacing or repairing main sign into the subdivision on Remington Road and Elkhorn Road. Bob will get estimates for a new sign from Sunshine Signs.

For the security patrol, Terry has reported that there have been some break-ins on Kite Court.

Neighborhood Watch

There was no report.

Welcome Committee

Debbie VanGundy sent 6 packets this year. She still has \$52 in her budget from last year plus stamps.

Social Committee

Ann Bridgewater reported that the attendance at the annual meeting/picnic was about ½ of last year's attendance. She advised that the reason included gas prices, probably, and the fact that the newsletter was not sent prior to the picnic. The Members Picnic held in September was very well attended. Ann suggested calling the picnic something else because some members were confused between it and the annual picnic. One suggestion was "The End of Summer Picnic". Discussion followed about feedback from members about the fliers, bringing potluck, being held on a holiday weekend and previous member's picnics. Dates for both picnics were discussed. The word "Annual" should not be used for fall picnic.

Art Burnham moved to set the date for the 2009 Annual Meeting/Picnic for Sunday, July 5, 2009 and the Labor Day Potluck for September 5, 2009. The motion was seconded and passed unanimously.

Newsletter

Mike reported that the upcoming newsletter would be ready to go as early as the following week, if the minutes for this meeting get submitted to him quickly. There was discussion about political cartoons, which might be offensive to individuals. Those types of cartoons will not be used again in the newsletter. Discussion then followed about whether or not a newsletter is needed or reducing the number of newsletters each year, whether advertisements have been valuable for the newsletter, the website, and content; but still being able to provide election information and other EROA business in a timely to all members. Any changes would have to consider advertisers through the year-end.

Debby Van Gundy moved to change the newsletter production to only 2 per year, spring and fall with the details to be worked out, allowing business card size print ads. The motion was seconded and passed unanimously.

NEW BUSINESS

There were no changes in the Board positions

The dates for the regular meetings will be posted on the website.

Board voted to accept two grills from Paul Hlad. They will be stored in the shed but not put out without another vote.

"Leash Law Enforced" will be added to main sign at Remington and Elkhorn Rd when new sign is made

Bob will contact Environmental Control and Animal Control about published regulations. He will send a copy to Indian Mountain requesting it be put in their newsletter.

The word "Annual" should not be used for the fall picnic potluck.

A strongly worded article to be in the newsletter for owners to abide by the leash law when their pets are off of their property.

With no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,
Cindy Gharst , Secretary