

January 5, 2013 EROA Board of Directors Meeting
Jefferson Community Center
Approved Meeting Minutes

1. Call to Order/Establish Quorum

The EROA Board of Directors Meeting was called to order at 10:03 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. Member Participation

Terry Shumaker, Bruno Huber, Jim Couley, George Couley, and Gary Guzman were in attendance.

3. Consideration of Agenda

Meeting dates were added to New Business

4. Approval of Meeting Minutes

The September 29, 2012, Meeting Minutes were approved.

5. Treasurer's Report (Budget Review)

There are still several delinquent home owner dues, but there has been a slight improvement. Dave had some concerns regarding the accounting records on Water Augmentation. From the dues collected on each lot, \$3.00 would go into the water augmentation fund. Water Augmentation Fund dues have been collected for years. At the 2012 annual meeting an EROA member asked about the actual amount in the water augmentation fund. Records indicate there is now about \$28,000.

Discussion ensued. It came to the attention of the Board that there was never actually a dedicated account for this money. This has been going on for many years where it was kept separate in the computer accounts but not in a physical account. It was determined that this money should have been allocated at the very beginning to a GL account. The Profit & Loss Budget for Water Augmentation was \$9058.00 and actual is \$8440.05. So, when Dave pays the lawyer for the Water Augmentation it will cause a minus amount. Georgia said we need to figure out as close as we can what the amount is and move it to an allocated GL account. Dave is going to the accountant (Jill) and ask for advice.

The Profit and Loss statement for 2012 for the General Fund Allocation was \$18,142.00. This year's (2013) proposed budget is \$18,115.72. This is less because we no longer have the same number of lots due to the fact that some lots have been combined. This naturally decreases the amount of dues collectable.

A question was also posed about the well permits affected by this combination of lots. Georgia wondered about doing an inventory of well permits.

Terry didn't see any allowance for maintenance. He will be needing rocks, fencing, labor, and paint for maintenance materials. He felt \$500 should be sufficient if we can get some volunteer

labor. This includes RV tank pumping. We need to find another contractor for the RV tank pumping as the existing contractor has gone out of business. EROA had used him for 12 yrs at a good price. Terry said if Jim is still volunteering, Terry will get him the painting supplies he needs. Paul Jackson has said he would help Jim. They will not need to do pressure washing, just scraping, primer, and painting. Georgia said a member of community may be able to help with supplies.

This change would bring the total for Maintenance up to \$1,600.00.

The amount allocated for the picnic was decided to be sufficient at \$700.

The fee for use of the meetings facilities has slightly increased so it is has gone up from \$150.00 to \$160.00.

Accounting Fees income taxes.: We were charged \$225, so \$400 is reasonable for income tax preparation.

Dave has indicated that we need to look at a professional accountant or bookkeeper to take over some of the duties of the Treasurer. He has the name of someone in Buena Vista. It costs Dave about \$2000 a year on his part for the EROA accounting efforts. There is also considerable stress on him. He has talked to an accountant with Drake Accounting who might be available. Georgia will look for a person to fill this need. It was also suggest that we check with EROA homeowners who are trained bookkeepers or accountants who could and would do this. It is estimated duties would take about 30 hours a month or 400 hours a year. This will have to be included in the proposed budget.

Art moved that we approve the budget as amended and the motion was carried.

6. Committees Information

a. Architectural Committee.

Terry brought up a concern regarding another new project where the owners have not contacted the Architectural Committee. He questioned whether notices had been sent out. He indicated someone did pay a fine. Dave said that was because he had sent a notice to Title Company when a property was sold. If we want to send out notices, Terry will get the addresses.

Art submitted a draft of a letter, Building Requirements in Elkhorn Ranches, to the Board asking for comments/suggestions. This letter would give guidelines for prospective EROA builders before they start to build such as who to contact **before** starting to build. A few changes were suggested and all Board members liked the letter. Jim Couley (an EROA homeowner in attendance) indicated he also thought it was a great idea. This letter will be included on the EROA website

b. Elections.

Discussion ensued regarding the election and election committee. We had no volunteers. Art had submitted his letter of intent to run. If we will take some of the burden off Dave, he will be willing to continue for another 3 years. We have no other candidates who have notified the Board to run for office. Art's and Dave's terms are up in March.

We have had no other volunteers for the election committee nor to run for the Board. Chuck asked that if no one volunteered and Art and Dave are willing to fill the positions couldn't we cancel the election. Terry commented that if we don't have an election then obviously we wouldn't need an election committee. Chuck also asked when the candidates had to submit their names to run. Georgia said it was five days prior to this meeting. It was determined that the Board has complied with regulations regarding the election committee and election procedure. Terry move that we do not need an election committee and that the election was to be canceled. The motion was carried.

Because of the lack of response to this whole election, Georgia felt we should begin thinking longer term. Due to the lack of volunteers we may have to reduce the size of the Board by dropping a board position. We can combine any two jobs except President and Treasurer. Burnout, lack of volunteers, and extensive demands on board members caused us to bring up the possibility of considering hiring a property management company. We don't want to go that way, but if we can't find volunteers we have to do something. All the Board agreed that we have to have a Board and we need to plan for the future. Georgia was going to try sending out another email to get volunteers. Art suggested the Board contact people who might be interested.

c. Other committee - Water Augmentation

Art wants guidance on what is in front of us. Georgia got a list of well permits from the website. It included addresses, permits, status, expiration, owner, etc and she will email it to Art.

Garver Brown said we have two things to do this year:

- (1) Effect release (which is done) and
- (2) Well permits which hasn't been done.

Indian Mountain went to water court to petition for their water augmentation.

We should be informed by Jim Campbell when we effect a release but we are not. Georgia said that Water Commission says we can't do it unless Jim does it. We own our augmentation plan so we are ones to effect release. If we chose to hire someone to do the release, it will be our cost. The statement from Garver Brown that Jim is the only one who can do this is wrong. There is a code on valve. It corresponds to the release and tells how many acre feet of water is released. We cannot get that code. So Garver has to be there when we release that water but only from Tarryall. Long Pound doesn't need to be measured.

Georgia has researched county clerk record and county assessor records and has some questions regarding her findings.

The objective is broken down into Short Term (see meeting minutes 9/29/12) and Long Term (Long Term not yet defined.)

Georgia asked Art to update Attorney Buchanan and ask how to proceed and the next steps we need to take.

A motion was made to pay the attorney the \$14,000 from EROA money market account. Motion was carried. (It was asked if we could get attorney to bill us in a more timely manner, maybe monthly or at least quarterly, but most felt this was basically at the pleasure of the lawyer.)

7. New Business

a. Addressing treasurer duties.

Georgia will do that by email to board members and will research bookkeepers availability. One consideration for a bookkeeper is that deposits will have to be done locally.

b. Meeting Dates

There was discussion on having the picnic on July 6th instead of Labor Day. It was thought that many more members would be at Elkhorn over July 6th weekend as opposed to Labor Day. There was also some concern that the picnic area shelter roof is getting weathered. The warranty was for 20 years but it is well over 20 years old.

The following dates were presented for planning purposes, but will be voted on at the annual meeting:

- March 30, 2013 - 10:00 a.m. Annual and Board Meetings at Jefferson
- July 6, 2013 - 9:00 a.m. (prior to picnic) tentative Board Meeting at picnic shelter
- Sept 28, 2013 - 10:00 a.m. tentative Board Meeting at Como
- January 4, 2014 - 10:00 a.m. tentative Jefferson Board Meeting at Jefferson

8. Adjournment

The meeting was adjourned at 12:16 p.m.