

September 29, 2012 EROA Board of Directors Meeting
Jefferson Community Center
Meeting Minutes
Approved January 5, 2013

1. Call to Order/Establish Quorum

The EROA Board of Directors Meeting was called to order at 10:09 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 was in attendance.

3. Consideration of Agenda

By Laws registration was added to the to Old Business. Items added to New Business: The Remington Road Ditch, Info on Building Permits and the 2013 Budget.

4. Approval of Meeting Minutes

The June 23 Meeting Minutes were approved. Chuck reminded the Board Members to put a copy of the approved minutes into their Manual.

5. Water Augmentation Update

Art met with Tim Buchannan this week regarding some EROA issues. To avoid costs we intend to use him when only absolutely necessary. Tim Buchannan said we can proceed with the water augmentation plan on our own for the time being. The title search has been completed. Further action has been divided into Short Term and Long Term Actions.

Short Term Actions:

1. Release from reservoir: Release to fulfill requirement. There has not been a release for some time. Dave talked to Gary Nichols. Gary Nichols suggest a feed gate between Long Pond and Tarryall.
2. Report release to Garver Brown: Report on release. The last documented release was in 2009. Garver Brown wants the 10 acre release (which is ½ Elkhorn and ½ Indian Mountain). We need a way to measure the water. Garver will take care of that.
3. Talk to Indian Mountain: It was felt that additional talks with Indian Mountain were necessary. Georgia will contact Glen and Roger at Indian Mountain regarding release and reporting and also getting copy of the report of their recent meeting on water. Art was also interested in a joint effort on operation of the augmentation system: how are we going to share the costs and who would we contract with? Tim Buchannan says there are local ditch operation people.

Further discussion ensued on right of way to the reservoir. Some of the property surrounding the reservoir is for sale. Do we need to meet with our lawyer to ensure we have right of way when property is sold?

It was decided we need to meet with Indian Mountain asap. Georgia will email Glenn and Roger and tell them we have information we would like to share and set up a meeting with them.

6. Committees Formation

Picnic: Between 30 – 40 people attended. Still searching for a chairperson.

Election: Urgent need to get election committee formed and started. We need candidates by December. We put requests for candidates in the newsletter. There are two openings coming up on the Board (Art and Dave). Jim and Cindy started full 3 yr. term this year. Georgia and Chuck have 2 more years on their term. Terry volunteered to help with the Election Committee.

Per the By Laws “Before annual meetings the board of directors shall appoint a committee of 3 members of the association who shall coordinate nominations for the board to be elected at the election. The nominations of these candidates shall be submitted on or before 90 days before the election. Members may submit names of candidates other than those submitted by the election committee 90 days prior to the election. (So we need this by next meeting.) Unless such names are submitted no person shall be elected whose name is not so submitted unless no nominations are made. In which event the name of the candidate shall be submitted at the election by the members. If the nominations equals the number of vacancies the election will be cancelled by the elections committee and the nominees will fill the vacancies as if elected.”

We have two people. If there are no other candidates we do not need an election this year. Terry has a couple people who might help with the election committee. Dave suggested Steve Medosik who helped us last year with the election. Terry suggested Al Gehart. Georgia will contact Steve. A board member can be on the committee as long as it is not someone being elected at that time.

By Laws & Governance Policy: Many comments were received regarding the changes we the Board made to the By Laws & Governance Policy. People who have concerns need to come forward. A request for volunteers for this committee is in the Newsletter.

7. Newsletter Georgia wants to get the Newsletter out asap. Terry wants to add a Help Wanted for volunteers to paint the shed and bathrooms at the picnic area. Painting can wait until spring. Georgia will contact Denny re publishing Newsletter.

8. Old Business

Registration of By Law and Governance Policy: DORA is difficult to contact. Georgia has tried phone calls and emails. She leaves a message to call back, but they never do. Did find it is sellers responsibility to inform buyer of covenants and bylaws and governances. She will work on seeing if DORA has anyplace where these can be posted and registered so that when someone sells and doesn't have their copy their title company can locate it.

Manuals: Chuck presented one to each board member. He collected all pertinent information for board members. The manuals include bylaws, previous versions of bylaws and governance policy, covenants, board of director meeting minutes, budgets, newsletters, notes, working documents etc. Each board member is responsible for adding current material such as minutes,

budgets, newsletters, etc. to his own manual. All agreed this would keep board members much more organized and up-to-date. These will be especially helpful to new board members. The manuals will stay with the board positions, not the individual person. There are plans to add the duties of each board member and calendar /schedule for duties because these are currently very vague.

9. New Item

Remington Road: A homeowner took rocks out of the ditch to build a retaining wall. The ditch belongs to the County so it is nothing we have control over. The concern is that the ditch is caving in and washing out because the rocks have been removed.

Paving Elkhorn Road: There is a petition to considered paving Elkhorn Road.

Info or Building Permit: Georgia will ask Denny to put that information on our Website. We will refer them to Park County Planning.

Budget Discussion: If we don't need to change the maintenance budget, Georgia would like to have the proposed budget emailed. Then we would discuss by email prior to the board meeting and have final approve at the next meeting. We have a few minor additions to Maintenance: painting, buckets, finish tables \$500-\$700. Mailings will go down to \$500. The Picnic was way under budget. We may need table runners for next year. Jim suggested we should have the picnic on July 6th instead of Labor Day. The picnic was changed to Labor Day due to discussion at the annual meeting. The Board did agree with Jim that a July picnic might have a larger attendance. Some thought July 4th was a better time of year because of celebrations at Como. However, there is not going to be fireworks or a parade at Como on 4th of July. Chuck suggested having a yearly calendar of events available at the Annual Meeting and then finalized.

Treasurers Report: Dave gave his report. Everything looks pretty good. Dave indicated if he is to continue as treasurer he needs to be reimbursed for mileage because he has to make several trips to Fairplay to perform his duties. He asked for approval of such mileage reimbursement. He had concerns, however, that this could be misused by Board Members. It was determined that the expense to get to the meeting is personally on each Board Member but the expense to perform your duties should be reimbursed. Georgia suggested an amendment to the bylaws for reimbursable expenses. Dave will put in a line item for reimbursable item.

There are still many EROA home owners who haven't paid dues (about 75). It is almost impossible to get in touch with them. Mail is returned and phone numbers are not current. Dave left the CD as is because we would have lost money moving it (from current rate of 0.4% to 0.25%).

10. Adjournment

Meeting adjourned 12:12 P.M.