

Elkhorn Ranch Owner's Association
Board of Director's Meeting
Flower Residence
April 11, 2009

Board Members Present:

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| Bob Bridgewater | President |
| Mike Flower | Vice President |
| Cindy Gharst | Secretary |
| Debby Van Gundy | Member at Large |
| Art Burnham | Member at Large |

EROA members present:

Bruno Huber Ann Bridgewater Tom Sallee Terry Shumaker

The meeting was called to order at 10:05am.

Approval of Minutes

The Board reviewed the minutes from the regular meeting held on January 10, 2009. Debby Van Gundy pointed out a correction to the minutes regarding the Welcome Committee report. The minutes should be revised to \$13.20 in stamps instead of \$18.52 in stamps. The minutes with the amendment noted were approved.

Treasurer's Report

JoAn Nall was unable to attend the meeting but provided the printed financial reported for the meeting. This report represented income and expenses through the fiscal year which ended March 31, 2009.

Art Burnham moved to approve the Treasurer's Report as provided. The motion was seconded and passed unanimously.

The draft of the 2009/2010 budget was presented to the Board by Cindy Gharst, Finance Committee. The budget was prepared categorizing the operational expenses and the water augmentation expenses separately. The proposed budget was also compared to the revenue and expenses of the fiscal year which ended March 31, 2009. Discussion followed about anticipated increased activity regarding the water augmentation plan. With this in mind, the Board agreed that an increased amount for certain professional services should be budgeted. Also noted were some typographical /formatting errors for correction.

Mike Flower moved to accept the proposed budget with the changes and corrections as discussed. The motion was seconded and passed unanimously.

OLD BUSINESS

Land Energy

Bob Bridgewater reported that this matter appears to be a non-issue at this point and he referenced an article in the Flume on March 13th.

Signage

Bob Bridgewater provided two quotes from Sonshine Signs for the large sign, 72”w X 36”h, one-sided:

- Option 1: \$1,530 with redwood or cedar, with sandblasted lettering, or
- Option 2: \$450 with MDO outdoor plywood with 7 year high performance vinyl

The quotes do not include mounting or posts

The Board discussed concerns about the plywood sign holding up over time in the changing weather elements. There was also discussion to verify through the Land Use Regulations whether or not a permit would be required to replace the sign.

Debby Van Gundy moved to construct the sign under option 1 because of its quality as a long term investment. The motion was seconded and unanimously approved.

Bob will also check with Sonshine Signs about any special posts or type of mounting necessary and also get a price. He also told the Board that he did not get a response from the local sign company in Fairplay (Attaway). Bob will forward the sign layout to the Board for approval as soon as it is ready.

At approximately 10:50am, the Board went into an executive session to discuss matters of a legal nature pertaining to the maintenance issues of the shared reservoir and compliance of the augmentation plan. The Board came out of executive session at approximately 12:00pm.

COMMITTEE REPORTS

Architectural Committee

Art Burnham advised that he responded to one inquiry. Terry Shumaker reviewed and approved 1 set of plans recently. With the 2 members of the committee, Art is available in the metro area while Terry is available in the subdivision to review plans ensuring that they meet the minimum of the covenants. With only one stamp, it might be necessary to order a second one at some point. There was question about the building department not performing plan review unless stamped by the subdivision. Terry will check with the Chief Building Official to confirm.

Election Committee

Ann Bridgewater reported that Bruno Huber has indicated his desire to run for the seat being vacated by Mike Flower and that Bob Bridgewater has agreed to re-run for his seat which is up for re-election in July. If no other Members submit their name by April 30th, an election will not be required at the Annual Meeting. If there is no election, the Election Committee will send a

letter to all members advising them of the status of the election and providing notification of the picnic. Any other urgent business will be included in this letter. The letter will also be posted on the website.

A volunteer table will be setup at the Annual Meeting with information about the various committees open for members to participate. Mike Flower agreed to coordinate the volunteer table.

Maintenance & Patrol

With regard to Patrol, Terry Shumaker did not have anything to report. Regarding Maintenance, he advised the Board of the increasing amount of trash left at the RV dump site. Most recently, a 5 gallon bucket of oil was left there; it was also evident that an attempt to pry the lid open was made. Terry will purchase some inexpensive "No Trash" signs to post.

Newsletter

The Board discussed whether or not to have business card size ads or to produce the newsletter without ads. Limiting color on the ads will be more cost effective.

Neighborhood Watch

The information about neighborhood watch is included in the Welcome Packets. Debby Van Gundy clarified that the signs are included in the packets for new home owner where as no sign is included in packets for new vacant property owners.

For the volunteer table at the picnic, the Welcome Committee and Neighborhood Watch will be combined.

Social Committee

Ann Bridgewater advised the Board about the trouble she was having finding a caterer for this year's Annual Meeting and Picnic. She and Debby Van Gundy are willing to prepare and coordinate the food and setup for the same price as our past caterers. The suggestion was made to purchase 3 beverage cooler dispensers which will cost approximately \$100.

Mike Flower moved to use Debby and Ann as caterers for the Annual Picnic. The motion was seconded and passed unanimously; with Debby Van Gundy abstaining from the vote and discussion.

Art moved to purchase 3 beverage coolers. The motion was seconded and passed unanimously.

The Board will also look into whether or not insurance or a rider to cover food poisoning will be necessary. Ann also asked the Board members and setup volunteers be at the picnic area by 9:00am.

Ann also reported that there have been 5 calls to connect people about tree cutting and removal.

Web Page

Denny advised to send him information to put on the website.

Welcome Committee

Debby provided a fiscal year end report. It was suggested that she include the lot numbers to the report.

NEW BUSINESS

Slash Pile

Bob reported that there has been abuse of the slash pile area with people dumping non-slash debris. Additionally, people have dumped their loads at the gate if locked. There is consideration from the fire department to discontinue use of the slash area because of the abuse. Information about this needs to be put in the next newsletter.

Cell Tower

The cell tower was approved for the Gardner property by the Planning Commission and will go before the Board of County Commissioners on 4/16/09 for final approval. There is an opportunity for emergency services space on the tower.

OTHER

The Annual Meeting and Picnic is Sunday, July 5th and the Members Potluck Picnic is Saturday, September 5th.

Cindy Gharst will send the clean up days information to the Board.

The meeting adjourned at 12:40pm.