

Elkhorn Ranch Owner's Association  
Board of Director's Meeting  
Jefferson Community Center  
January 9, 2010 10:00am

Board Members Present:

Debby Van Gundy	President
Art Burnham	Vice President
Cindy Gharst	Secretary
JoAnn Nall	Treasurer
Bruno Huber	Member at Large

EROA members present:

Jean Kramer; Jack Kramer; Dottie Burnham; Sandra Doran; Travis Stuckey

Due to a budget work session held earlier, the regular meeting was called to order at 10:35am by President Debby Van Gundy.

### **Member Participation**

Jean Kramer suggested to put a notice about the upcoming meetings in the Community Corner of the Fairplay Flume. Cindy Gharst agreed send the notices 2 weeks in advance of the meetings.

### **Consideration of Agenda**

Debby asked to add "Vote by Email" to the President's Report.

### **Approval of Minutes**

The minutes of the Regular Meeting on October 17, 2009 were reviewed and approved as presented.

### **Officers Reports**

#### Treasurer's Report

JoAnn Nall presented the Treasurer's Report for the period April 1, 2009 through December 31, 2009. She noted that the loss where expenses exceed revenue is a timing issue, due the fact that the dues for 2010 will be billed in February. JoAnn reviewed the expenses with the Board identifying some large expenses; she also reviewed the active lien list.

There was a motion and a second to approve the Treaurer's Report as provided. The motion was passed unanimously.

#### President's Report

##### •Kite Court Complaints

Debby informed the Board that the EROA filed a formal complaint about the Crownover property on Kite Court with the Code Enforcement Department at Park County. Per the Code Enforcement Officer, Herb Burton, there is a tax lien on the property; the property owner is incarcerated until 2011; and that there is not adequate funding for clean-up.

JoAnn will follow-up with Terry regarding a complaint about another property on Kite Court concerning a garage.

•Election Committee

Jean Kramer has volunteered to be the member at large for the Election Committee. She also will help find other members to help count votes at the Annual Meeting. Until such time more members volunteer for this committee, JoAnn has agreed to be the Board's liaison to the committee since she will not seek re-election at the end of her term this year.

There was a motion and a second to appoint Jean Kramer to the Election Committee. The motion passed unanimously.

•Member Correspondence

Debby reviewed some recent correspondence between her and another member to confirm the Board's position about her response to the member.

•July Potluck

Jean Kramer volunteered and was appointed to be in charge of organizing the Annual Potluck Picnic.

•Vote by Email

Debby confirmed with the Board that a vote was conducted by email to hire Tim Buchanan's firm as the EROA water attorney. A copy of the email is attached. The vote was unanimous to approve hiring the attorney.

**Committee Reports**

Architectural Control Committee

Art Burnham advised there was no information to report.

Elections

Jean Kramer reported that she will be sending correspondence to members to generate interest. Letters of interest/nominations must be submitted by February 11<sup>th</sup>.

Welcome Committee

There was no report.

**Maintenance/Security**

There was no report.

**Old Business**

•Water Court Reviews-Debby asked the Board about the necessity to continue the reviews in Water Court by Fischer, Brown et al for \$50 per month. After discussion about reviewing the public notices in The Fairplay Flume, the Board agreed to discontinue this service and expense.

There was motion and a second to terminate effective immediately the services of Fischer Brown Bartlett and Gunn. The motion passed unanimously.

Cindy Gharst will send the termination letter.

- Water Tank Storage -Cindy Gharst reported that she will send a letter to the Jefferson Como Fire Dept regarding the status of the water storage tank at the picnic pavilion.

- Newsletter Ads -Discussion took place about continuing to offer ad space in the newsletter. The concerns included newsletter space; fewer newsletters; ads create more pages, cost, etc. A suggestion from one of the members was to include a resource list of services, not necessarily ads, in the Welcome Packet for new property owners.

There was a motion and a second that ads will not be published in the newsletter in order to save space for EROA information. The motion passed unanimously.

- The discussion about the old Elkhorn Ranches sign was postponed until the next meeting.

- Governance Policies -The Board scheduled a work session for February 20<sup>th</sup> at 10:00am at the Nall Residence to prepare for the Annual Meeting.

- Water Augmentation

The Board recessed the Regular Meeting and went into an Executive Session at 11:25am until 11:55am.

### **New Business**

- Financial Review-The Board reviewed the Sample Ballot amending the requirement for a Financial Review every year. The proposed change is for a Financial Review every 2 years. This proposed change is does not affect the EROA's compliance with governing laws.

There was a motion and a second to approve the Sample Ballot as presented. The motion passed unanimously.

- Adoption of 2010-2011 Budget-The proposed budget was prepared by the Board in an earlier work session.

There was a motion and a second to adopt the 2010-2011 budget. The motion passed unanimously.

- Annual Meeting-Debby asked the Board to consider items for the agenda. The mailing to members prior to the meeting will include a letter, the ballot and budget. Discussion also took place to clarify the definition of quorum in the by-laws before the Annual Meeting.

- July Potluck-The potluck will be held on July 3<sup>rd</sup>. The budget is \$600 for food, games, supplies.

- Spring Newsletter –The newsletter will go out at the end of April or beginning of May.
- Board Meetings-The Annual Meeting will be held on March 27<sup>th</sup> at 10:00am at the Jefferson Community Center. The Regular Meeting will follow after the Annual Meeting.

#### **Items of Concern from Board Members**

- Treasurer -JoAnn reminded the Board that she was not seeking re-election. She advised that it would be prudent to consider the duties of the Treasurer and transitioning those responsibilities. Cindy advised that she would be willing to take on that job, but would not be able to continue as the Secretary. She also advised that she might need some minor assistance with the Treasurer's duties.
- Webmaster-Debby asked the Board to consider the amount of work/time the webmaster spends to maintain the website. This work has been performed in-kind from a member for many years. Debby proposed compensation for web maintenance. The Board will discuss this topic again at a future meeting.

The meeting adjourned at 12:46pm.