



P.O. BOX 106, COMO, CO 80432

WINTER NEWSLETTER



FROM THE EDITOR'S DESK

[The views expressed in this column are those of the writer, and do not state or imply endorsement by the Elkhorn Ranch Board of Directors.]

I hope everyone had an enjoyable Thanksgiving, and will have a safe and fun Christmas holiday season. Some of you, I know, have opted for the warmer climates of the southern portion of the U.S. for the winter. A few of you folks brave the elements and make your permanent home in the Elkhorn year around!

This year in the Elkhorn has been an interesting one. In the last quarter of 2003 a group of Elkhorn owners made it known to the Board that they were unhappy with the way the Board was managing EROA affairs. So this year, 2004, has been a time to make an attempt at healing and understanding of each other.

There is rarely a community in which 560 or so owners, some of land only, and some of improved property, some who live in the community full-time and some part-time, can agree on how to live and abide together through the different seasons. Some of the issues are in our face; some are not talked about much. Examples might be:

- (1) What *can* I do and what *can't* I do on my property?
- (2) Can I camp out in a temporary shelter on my property?
- (3) I can't afford to build a permanent structure on my property. Can I still use it *at all*?
- (4) I object to the noise (e.g. dirt bikes & buggies), the pets (e.g. unleashed dogs), and to the brightness of my neighbor's security lights.
- (5) I want no trailers, campers, or RV's on the Elkhorn *at all*.
- (6) I want the common facilities (e.g. street signs, comfort station, picnic area, well/pump, dump station) to fit only *my* needs.
- (7) I intend to use my property any way I want to.

So let's face it folks, there *are* differences of opinion in the Elkhorn! I think we have begun to realize the need to work together and make it a better place for all. Many of the good ideas are coming from the people who objected to the way things were last year, who also felt that they were not being heard by the Board (remember you have to *tell* or *write* a board member - please don't rely on a third party to pass on your idea or gripe to a board member!)

Fred Stearns, editor

Letters are welcome. Send to: stearnsbf@juno.com, or to Editor, EROA News, 15 Morningside Dr., Wheat Ridge, CO 80215

OCTOBER 2004 BOARD MEETING MINUTES

The quarterly meeting of the Board of Directors of the Elkhorn Ranch Owners Association was held at noon on October 2, 2004 at the Jefferson/Como Fire Station. Board members Jill Boice, Gary Hart, JoAn Nall, Tom Sallee, and Fred Stearns were present. LyNel Fortune was absent. Nine EROA owners were also present. Fred Stearns, President, presided at the meeting.

The minutes of the July 3, 2004 Board meeting were presented and approved. The Finance Statement was submitted. Since LyNel Fortune, Treasurer, was absent, approval of the Finance Statement was tabled.

Fred Stearns read an e-mail received from LyNel Fortune stating that she found it necessary to resign as Treasurer of EROA because of her husband's serious health condition. It was not clear in the e-mail whether or not LyNel wished to remain on the board. Gary Hart made a motion that LyNel should be given the option of remaining as a member-at-large on the board. The motion was approved. Fred will notify the board of LyNel's decision. JoAn Nall said that she would be willing to be the EROA Treasurer if the board so desired. She was duly elected to be the EROA Treasurer. Jean Kramer was asked if she would hold the position of Secretary of the association if this was the decision of the board; Jean said she would. Action (on LyNel's decision and Jean becoming Secretary) was tabled, the decision to be made within 30 days.

Committee Reports

Architectural Control - Gary Hart: The committee received and approved one set of plans in Filing 5, a request to move a mobile home onto a foundation in Filing 3, and a request to start construction in the spring in Filing 2. Denny Nall has been added as a member of the Architectural Control Committee.



Home Owners Association Coalition - Jill Boice: A meeting was held on September 18, 2004. The Indian Mountain Owners Association has several RV's stored at their storage area. They will notify the owners that these must be removed, and if not they will be sold or hauled off the property. Any EROA owner who has a trailer or RV stored at the Indian Mountain location should contact Indian Mountain. The Tarryall Fishing Club has had problems with non-members fishing on the property. They are considering taking down license numbers and bringing legal action for trespassing. Installation of a cell tower on Indian Mountain has been tabled.

Other Reports: Jill Boice attended a meeting of the Bureau of Land Management (BLM). Oil and gas leases were discussed. She will continue to follow and report any actions taken by BLM.

Fred Stearns is looking into the possibility of a cellular phone tower to be located in the Elkhorn. A property owner has volunteered for a tower to be placed on one of their (unimproved) lots. Fred will check with regulatory agencies to determine feasibility.

Burn Pit: Gary Hart read a communication received from Indian Mountain concerning burn pit usage on their property. This site is controlled by the Jefferson/Como Fire Department and is to be used only for dumping burnable trash (not garbage) and wood. Judi Anderson, the Fire Chief, has stated the site would be shut down if garbage and (non-wood) construction materials continue to be left at the site. Roger Mattson from Indian Mountain will organize volunteers to remove any restricted items and would appreciate volunteers from other associations to contact him.

Commercial Disposal: There is a waste management site located off highway 285 just past the Pizza Hut in Fairplay. Operation hours are Monday and Tuesday from 10:00 a.m. to 2:00 p.m., Saturday from 10:00 a.m. to 4:00 p.m., and Sunday from 10:00 a.m. to 1:00 p.m. There is a fee per bag.

Old Business

Street Signs: Jill Boice reported that the county is responsible for the street signs on county roads; however, they do not have money in their budget to replace signs at this time. EROA paid \$67.90 for the replacement sign at Remington Rd and Kite Ct. The sign was installed by Tom Sallee, Jack Kramer, and Denny Nall following county guidelines.

Spending Limitations: After a discussion regarding limits on board expenditures, a motion was made and passed that the board would follow the proposed budget and a limit not be set. Any member of the board can spend up to \$200.00 without board approval (but of course is accountable to the board for the expenditure). Expenditures over this amount would require prior approval by the board. If an unusually large expenditure is required the board will notify the association members of the expense.

Comfort Station: Gary Hart informed the board that tubular skylights could be installed in both bathrooms at the comfort station for between \$200.00 to \$400.00 each. This would provide some natural lighting. The board felt that there was not enough money in this year's budget for that expense. Jay Garrett offered to donate and install 2 small double-pane glass windows for this purpose. He will bring these to the January 8, 2005 meeting for board approval.

Board Insurance: Jill Boice has not received any other information concerning the directors/officers liability and omission coverage for the EROA board of directors. The cost would be \$2600.00 per year. Jill made a motion for board approval. There was no second to the motion. Tom Sallee stated that if the board followed the guidelines of the EROA Covenants and By-Laws this insurance was not necessary. Since there was no second, the motion was defeated.

New Business

Newsletter: Denny Nall printed the summer Elkhorn Newsletter and a group of volunteers from the association assembled and mailed the newsletter. The cost for printing supplies (ink, paper) was \$124.14; the postage was \$207.20 (560 newsletters mailed). This is a savings for the cost of the newsletter of about \$120.00. JoAn will find out what would be needed to take advantage of bulk mailing. Fred Stearns will be responsible for the layout of the newsletter and Julie Coffey will assist in getting articles and advertisements.

Dump Station: Tom Sallee made and installed two new lids on the dump station at Remington Rd and Elkhorn Rd. The old lids had been damaged. He also repaired a foot valve. The pump and 20-foot pipe on the contaminated well have been removed and a plate bolted on to cap the well at this time. The well is 23 feet deep with a water level of about 10 feet. It is recommended that this well not be used. A decision to drill a new well was tabled at this time.

***** DUMP STATION *****

Because of a great deal of confusion regarding use of the dump station at Remington & Elkhorn roads, the Board insists on standard-ization of the dump station cover fittings to the standard 3-inch diameter that accommodates the majority of campers and RV's, effective immediately. Re-configuration of the dump station covers and surrounding dirt to accommodate non-standard sizes will not be permitted. Adapters for non-standard (larger) dump fittings are available at Home Depot and all major RV/Camper dealers.

Clean Up Day: This effort, organized by Tom Sallee, was a success. Tom will organize it again next year to be held one week before the Fairplay cleanup date. The purpose is for EROA members to clean up their lots and the roadside in their area and bring discarded items to a trailer parked in the picnic area. Information will be published in subsequent issues of the newsletter and on the web site.

Security: JoAn Nall reported that 9 trailers have been damaged by bears in the Elkhorn. None of these incidents were reported to the owners of the property. At present, EROA pays approximately \$3,000 for a limited security patrol in the Elkhorn. JoAn recommended that the board review this and consider alternatives such as a Neighborhood Watch program that might be more beneficial and less costly to the association owners. Rhonda Garrett will present the Neighborhood Watch Program at the January 8, 2005 Board Meeting. (See also the page inserted in this newsletter.)

Park County Ambulance District will have a representative at the Annual Picnic/Meeting on July 2, 2005. They will discuss the services they provide and free classes they offer.

Board Meeting Dates: Tom Sallee recommended that the board set the second Saturday of the month (e.g., October, January, April, July) for the four required board meetings each year. This will allow both the board and members of the association to plan for these meetings each year.

The next board meeting will be held on Saturday, January 8, 2005 at 4280 Hale Parkway, Denver.

The meeting was adjourned at 2:05 p.m.

HELP WANTED

Great Benefits - Beautiful Location - No Experience Necessary

The Elkhorn is a wonderful place to live or own property. The Help Wanted sign is out to all members of the association. Members of the EROA have so much to offer and so many great ideas. It is the MEMBERS of the association that give the association its purpose. I'm hoping you will attend board meetings, submit articles for the newsletter, suggest activities and projects you would like to see in the Elkhorn, volunteer for committees and projects you would enjoy and most importantly become active within YOUR association. What a great team we can build in our community. I would enjoy hearing from you. Contact me at dnall@direcway.com or 719-836-1993, or EROA, Box 106, Como, CO 80432.

JoAn Nall

~~Since LyNel Fortune has resigned as Treasurer and board member, the Board has elected Jean Kramer as a new board member, and subsequently as EROA Secretary. Existing board member JoAn Nall has been elected EROA Treasurer. Thanks to both for being willing to assume these duties! (See the board meeting minutes for info on LyNel Fortune.)~~

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