

Elkhorn Ranch Owners' Association
Regular Meeting at Jefferson Community Center
March 27, 2010

The Regular Meeting was called to order at 12:40pm by Debbie Van Gundy. A quorum was established with the following Board members present: JoAn Nall, Bruno Huber, Art Burnham, Cindy Gharst, and Debbie Van Gundy.

Member Participation

No comments from any Members present.

Consideration of Agenda

Debbie Van Gundy requested that a vote which took place during an Executive Session at the last meeting be added to the agenda. The actual vote should have taken place when the Board reconvened into the regular session.

Approval of Minutes

Minutes from the meeting regular meeting on January 9, 2010 were reviewed. A correction to the minutes was noted and then approved without objection.

Vote Conducted Without A Meeting

- The Board voted to hire attorney, Lee Phillips to review the documents from El Paso Exploration & Production with his time not to exceed hours. The vote passed unanimously.

- The Board made two decisions during an Executive Session at the last meeting:
 1. There was a motion and a second to appoint Art Burnham as the liaison between the Board and Buchanan & Sperling, PC on water issues and to establish a file of current and historic documentation for Board use. The motion passed unanimously.

 2. There was also a motion and a second to accept the engagement letter and proposal dated December 29, 2009 from Buchanan & Sperling, PC for legal representation and to authorize Art Burnham to sign the agreement. The motion passed unanimously.

Committee Reports

Welcome Committee

Betty Kratke is newly handling this committee. Only one packet has been sent since she took it over.

Members' Picnic

Jean Kramer has a budget for the picnic. She has already purchased some of the prizes. She is still considering which meat items to provide, depending on volunteer help for cooking/barbeque.

Architectural Committee

No activity to report. With the governance policies, the Board will finalize the requirement for this committee to review final plans.

Maintenance & Security

No security or maintenance issues at this time.

Unfinished Business

Letter to Jefferson-Como Fire Protection District

Cindy Gharst advised the Board that she sent a letter to Chief Bargas requesting information about the status of water storage tanks at the picnic area. This project had been first discussed several years ago.

Old Elkhorn Ranches Sign

Terry Shumaker reported that the ground froze before it could be reinstalled at another location. He will complete the refurbishment of it before the next meeting and propose which location to place it.

Board of Directors-New Board Members

- The Board discussed the vacant Treasurer position. Dave Drake agreed to work with JoAn to determine if he wanted to pursue those duties. An alternative to consider is to contract for some bookkeeping services. Neither Bruno Huber nor Rich Schreiber were interested to be the Treasurer. Both wanted to serve as Members At Large.

There was a motion and a second to nominate the Richard Schreiber and Bruno Huber as Members at Large. The vote passed unanimously.

- The Registered Agent information needs to be updated since with the changes on the Board. Art Burnham agreed that his name and address could be used as the Registered Agent with the State of Colorado. Cindy will get the form for him.

- The meeting dates for 2010-2011 will be the second Saturday for each quarterly regular meeting with the annual meeting being the last Saturday of March each year.

July 10, 2010
October 9, 2010
January 8, 2011
March 26, 2011

The meetings will be held at the Jefferson Community Center at 10:00am.

- With JoAn still performing the Treasurer duties while Dave considers it, the Board agreed to keep the check signers currently on file with the bank. This topic will be revisited at the July 10th meeting.

New Business

Newsletter

The newsletter will be sent out at the end of April or beginning of May. A new editor needs to be considered as Debbie's term will be ending as well as to get other members involved. Items for the newsletter include the continuing reminder about trespass, kudos for keeping animals safe and on leashes, and a public service announcement to be aware of bicyclists.

Shed Cleanout/Records Storage

The shed needs to be cleaned out/reorganized. Some of the files from JoAn's can be moved there; some will be moved to the new Treasurer's. Cindy mentioned that she is trying to scan many documents to an electronic format and would like to put some of the boxes of records into the shed, too. Terry will move the files for JoAn. Cindy will advise the group of the County Clean-Up Day as soon as it is confirmed.

Picnic Area Setup

Debbie asked Terry to make the picnic area ready for summer use by members as soon as the weather is conducive, but before the July picnic.

Governance Policies

Cindy will have a new draft with the changes discussed and corrections made for the next meeting in July.

Water Augmentation

The Board went into Executive Session at 1:25pm to discuss legal matters pertaining to the water augmentation issues.

- Debbie informed the two new Board members the recent discussions with the water attorney.

The Board reconvened to the regular meeting at 1:35pm.

- Report to Water Commissioner

Debbie presented a copy of the report from April 1, 2009. The report for April 1, 2010 will be due. She also reported that the Water Commissioner, Garver Brown, recently reviewed last year's report. She noted the changes to the report per her conversation with Garver Brown.

- Increasing Annual Dues

This topic was introduced during the annual meeting. The Board discussed again the amount. The general consensus was to raise it to the \$40 per year to reduce the chance of another increase in the future.

There was a motion and a second to increase the annual dues from \$25 to \$40 per year with 33.3% of that amount reserved for the water augmentation plan. The vote passed unanimously.

Items of Concern from Board Members

No items were brought forward.

With no further business, the regular meeting of the Elkhorn Ranch Owners Association was adjourned at 1:40pm.

Respectfully submitted,

Cindy Gharst