

Elkhorn Ranch Owners' Association
Regular Meeting of Board of Directors
July 5, 2009

Board members present:

Bob Bridgewater, Deb Van Gundy, JoAn Nall, Cindy Gharst, Bruno Huber

Board member absent:

Art Burnham

Bob Bridgewater opened the meeting at 2:28pm.

The first order of business was to appoint officers for this year:

Deb moved to appoint JoAn nall as Treasurer; Cindy Gharst as Secretary and Bob Bridgewater as President. The motion was seconded and the vote passed unanimously.

JoAn moved to appoint Deb Van Gundy as Vice President. The motion was seconded and the vote passed unanimously.

Bruno Huber will be a Member At Large.

Approval of Minutes

The minutes for the regular meeting held in April were approved as presented. The minutes, with corrections noted, from the executive session held at the regular meeting were also approved

Water Committee

Deb Van Gundy nominate Bob Bridgewater for the interim at next meeting as the contact person in the agreement until an appointment of the regular person can be made with full board. This interim appointment of Bob is in the event a response is received from Jim Campbell prior to the next regular meeting. The motion was seconded and the vote passed unanimously.

Water augmentation appropriation

Discussion took place to increase the allocation from the dues for water from \$3 to \$7.50 (30%). Deb Van Gundy moved to approve this reallocation of dues for the next dues cycle. The motion was seconded and the vote passed unanimously.

Financial Activities

Topics for more consideration at the next meeting: scrutinize budget to manage dollars for the water issues, reconsider the format of the picnic such as potluck or ice cream social instead of fully catered; date of picnic, etc.

The frequency of the CPA review was also discussed. Since the EROA activity is under the threshold for a required audit, a suggestion was made to have the review conducted every other year instead of annually as a cost savings strategy.

Deb Van Gundy moved to change to CPA review conducted every other year to save \$400; the motion was seconded and the vote passed unanimously.

Liens

JoAn Nall reported that Mr. Hill from Market place.com paid \$150 and she released the lien. EROA is holding 11 liens. She also advised that 3 properties owe \$105. Costs \$6 to place lien. Typically if no dues paid after 3 years, she placed the lien. The Board agreed to that threshold.

Deb moved to file liens on the three properties; the motion was seconded and the vote passed unanimously. Deb also moved to authorize the Treasure to file a lien when the dues owed is \$105. This motion was also seconded and the vote passed unanimously.

Agendas

The Board agreed to prepare the agenda at least two weeks ahead the meeting date to allow for one week to get on website

Rates for ads

This topic was postponed until next meeting.

Meeting Dates for 2009/2010

October 3rd Bridgewater 10am

January 9 th	Nall	10am
April 10 th	Bridgewater	10am

Annual meeting date be determined at a future meeting.

Other Topics

1. Mail budget with election notice budget and financial fiscal year end.

2. Review Governance Policy: Policy for enforcement (Ex. need to know certain information for well reports etc); Fine. Need to resend governance policy to Board. The Building dept does not require that there is an EROA stamp first; a suggestion was made to write letters to commissioner to request that service.

3. Late charges for owners of multiple lots:

Currently the \$10 late charge is a flat rate that has been applied per owner rather than per lot. The recommendation is that the late fee should be charged per lot since the dues are distinguished per lot.

Deb moved to charge the late fee on a per lot basis. The motion was seconded and the vote passed unanimously.

Meeting adjourned at 3:19pm