

## January 5<sup>th</sup>, 2019 EROA Board of Directors Meeting Minutes of the Meeting

1. Call to order / Establish Quorum: Meeting called to order at 10:01, all board members were in attendance.
2. Consideration of Agenda – Added security patrol under Architectural Committee
3. Approval of Minutes - Minutes from meeting on 10.20.18 were reviewed and approved.
4. Treasurer's Report
  - Regular account: \$12,714.90
  - Water account: \$3,682.40
  - Turnovers for 2018: 36
  - Review 2019 budget
    - David suggested we leave the budget the same as 2018
      - We did not spend over any budgeted amount in 2018
      - No area we underspent
      - Unknown if the burn pit will be open in 2019
        - Budgeted at \$1,200 for 2018; Keep in 2019 budget and change to fire mitigation.
    - Income for 2018: \$29,169; Expenses for 2018: \$119,000
    - Outstanding balance: \$14,947 total
    - Looking to 2019 budget
      - Water - \$5,500 for regular maintenance
      - Other water expenses cannot always be budgeted
      - There are 12 items recommended to be fixed for the reservoir
        - These will be above and beyond the annual \$5,500
        - If additional money is above the amount in water fund, we will first look for a loan
    - Spence moved to approve the budget with amendments, David second; approved unanimously.
  - Consideration of accounts receivable / past due accounts
    - Travis referred to spread sheet that Frank had sent out to the board
      - 27 lots owe more than \$200
      - 27 between \$100 - \$200
    - Georgia asked we discuss how we do the collections
      - Liens, Collection agency, and other options
        - Collection agency – Don did a little research
          - 30% fee
          - Attorney's specialize in HOAs
          - Suggestion to raise the fines for late payments to cover 30% expense
          - David stated he talked with Lee Phillips and he is willing to continue to work with us
      - Spence asked Don to take point on this and call the agency

- Note on dues that you are past due and amount will be sent to collection agency
- Find out what the policy and procedures are for

## 5. Committee Reports

- Architectural / Security
  - Spence has not heard from anyone on buildings or additions
  - Spence has not heard from the building going up on 457 Cara Cara
    - Filing 4 lot 236
    - We need to send them a violations letter
  - County will not enforce the county building codes
    - We as a board have very little, we can do to enforce codes
  - Questioned asked what we get for Security / Patrol
    - Terry makes a tour once per week in winter
    - Terry makes a tour twice per week in summer
    - Terry gets mileage and fees for maintaining picnic area
- Election
  - Georgia – we need to get some new members on the board
    - Travis and David are up this year
  - Travis is not interested in running again
    - Travis will help work with the board but does not want to be on the board now
    - Travis will take the lead for the Communications Committee
  - David will volunteer to sit on the board again
  - Clarification that we did not miss the election deadline, we did not have anyone approach us about running
  - We have meetings set through Annual Meeting 2020
- Other Reports

## 6. Old Business

- Bar Star report on water maintenance
  - Will be discussed in Executive Session
  - Jeanie from Bar Star was in attendance
    - Spillway has been taken care of
    - Biggest concern is lining of the damn / outflow gate
    - Flow meter will be needed, may be mandatory
- Discussion of dues increase
  - Need to be tabled until we have a plan on water maintenance
  - Travis suggested we should consider raising dues
    - Spence, we have a reasonable expectation that we will see increased expenses
  - David suggested we raise the dues and add more money dedicated to the water fund
  - Spence asked when the last time a reserve study was done
    - Cost between \$500 - \$1,000 for study
  - Bi-laws do not require vote by members to increase dues

- Spence and Georgia asked to be present at the engineering meeting with Bar Star. Make this a part of the reserve study.
- Spence will get a proposal and recommendation for the reserve study
- Bi-laws, governance, covenants changes and amendments
  - Some work has been done to clean up the bi-laws
  - Governance – some work has been done to amend these, need to be reviewed by the board and acted on
    - Look at how we handle fines and time lines for escalating fines
  - Covenants – harder to change and possibly will need to be voted on
    - Need to be amended, not changed
    - These will be used to clean up the covenants
  - Georgia will send email with the changes to the policies we have already made
- Trailer Storage – David has a list of 5 places between Kenosha and Fairplay
  - We will put this list on the web site

## 7. New Business

- Annual Meeting planning
  - March 30<sup>th</sup>; 10:00 a.m.
  - Open Mic for first 15 minutes
  - Agenda
    - Elections
    - Financial
      - Water update
      - Dues
    - Board meeting after is for electing officers and setting meetings through 2021
  - Proxy form available on the EROA computer

Meeting adjourned: 11:28