



Elkhorn Ranch Owners Association

P.O. Box 106 Como, Colorado

Newsletter



Volume 08

July 2008

Number 2

In This Issue:

	Page
Keeping You Posted in the Elkhorn <i>The President's Report</i>	1
Ask Uncle Elky	1
Member Picnic	2
Board of Directors Minutes – April 12, 2008	3
Only Great Minds Can Read This	4
Board of Directors Minutes – June 21, 2008	5
Annual Meeting Minutes – July 5, 2008	6
A Bit of Uncle Elky History	7
New Board Member Welcome	7
By-Law Vote Results	7
EROA Directory	8
Community Classifieds	8
Next EROA Board Meeting	8
Useful Telephone Numbers	8
Useful Web Sites	8

KEEPING YOU POSTED IN THE ELKHORN

The President's Report - Bob Bridgewater

It was good to see so many of you at our recent picnic and annual meeting. The weather finally held out and we didn't get that wind and "horizontal" rain in the middle of the day like we have in the past. Thanks, Ann, for organizing the picnic and for the great food.

It was nice to get our by-laws updated so that we are no longer communicating by pony express. My thanks to Cindy Gharst for her efforts in getting the updates completed and ensuring that we are in compliance with Colorado law on such matters. The final results are in a separate article within this newsletter. As you will see, they generally passed easily, as they were mostly "technical" corrections. I did, however, have one unhappy resident pay me a visit to express his opinion about the changes. Here he is right outside our picture window. Apparently he could not "bear" to see things change.



(continued on page 2)

Ask Uncle Elky

It has been an extremely dry summer and the risk of forest fires is usually listed as extreme. I would like to remind you of a few things you should do to better defend against the likelihood and severity of potential fires. You should always use common sense. In addition, your annual fire safety checklist should include the following:



- Thin trees and brush properly within the defensible space.
- Remove trash and debris from the defensible space.
- Remove any trees growing through the porch.
- Clear roof and gutters of leaves and debris.
- Remove branches overhanging chimney and roof.
- Stack firewood uphill or on a contour away from the home.
- Use noncombustible roof materials.
- Place shutters, fire curtains or heavy drapes on windows.
- Place screens on foundation and eave vents.
- Enclose sides of stilt foundations and decks.
- Use a chimney screen or spark arrester.
- Clear vegetation around fire hydrants, cisterns, propane tanks, etc.
- Make sure an outdoor water supply is available, with hose, nozzle and pump.
- Make sure fire tools, ladder and fire extinguishers are available.
- Post address signs that are clearly visible from the street or road.
- Make sure the driveway is wide enough for fire trucks and equipment.
- Post load limits on bridges.
- Install and test smoke detectors.
- Practice a family fire drill and evacuation plan.

There are a number of good web-sites to get additional information. I would suggest starting with the U.S. Forest Service site www.fs.fed.us. Let all have a safe summer in the Elkhorn.

The President's Report (continued)

I would like to welcome our newest board member Debby VanGundy and thank Cindy Gharst for agreeing to serve for another term. Mostly, I would like to thank Terry Shumaker for his service to the Board. Although he will no longer serve in a Board capacity, we will continue to rely on him for his service in the areas of maintenance, security and architectural compliance for the Elkhorn.

I hope everyone is enjoying this wonderful summer weather. If you have any questions please feel free to contact me at 719-836-2298 or babridgewater43@yahoo.com.

Bob



nuDream Homes

Home Builder & General Contractor

719-836-7215

Quality - Value - Security

www.nuDreamHomes.com

BIG AL'S INSULATING

Expert Quality and Honest Service

- New or Existing Construction • Batt & Blow Insulation
- Drill & Blow Walls • Sound Insulation
- Attic (Insulating & Removal) • 25 Years Experience

Licensed & Insured

Al Chubb
Owner
Cell: 303-598-3296
alanc@bigalsinsulating.com



Free Estimates

Denver Office
303-426-0370
Fairplay Office
719-836-0905

Formaldehyde-Free Fiber Glass Insulation

MEMBER POTLUCK PICNIC

The annual Members potluck picnic will be held on Saturday, August 30 at noon. The informal gathering will be held at the Elkhorn Pavilion. We will be providing hot dogs and hamburgers. We will also have children's games and prizes. All you need to do is bring a dish to share (side dish, salad or dessert). Catch up with what is happening and meet a few more neighbors.

Please RSVP by August 15 to JoAn Nall, who is organizing the party. She can be reached at (719) 836-1993 or by e-mail at djnall@djnall.com



LOST PARK BUILDERS INC.

General Contractor
and
Custom Builder



A HOME or CABIN FOR EVERY BUDGET
Log or Frame Construction

Garages ~ Additions
Decks ~ Septic Systems
Natural & Cultured Stone

Office: 719-836-0845
Fax: 719-836-0206
email: lpb@wildblue.net
Visit us on the web at:
www.lostparkbuilders.com



Neville Log Homes
The Long Log Advantage ®

ELKHORN RANCH OWNERS ASSOCIATION
Board of Directors Meeting
Bridgewater Residence
April 12, 2008
(draft minutes)

Board members present:

Bob Bridgewater	President
Mike Flower	Vice President
JoAn Nall	Treasurer
Terry Shumaker	Member at Large
Art Burnham	Member at Large

Other members present:

Dan & Chris Mooney	Tom Sallee
Paul & Kathy Hlad	Deb VanGundy
Denny Nall	Ann Bridgewater
Bruno Huber	

*(Secretary Cindy Gharst was not present; however, the meeting was tape recorded and notes were taken for her by Treasurer JoAn Nall.)

The meeting was called to order at 10:07a.m. by President Bridgewater

Approval of Minutes

The minutes of the Regular Meeting from January 2008 were reviewed. After noting that a correction to the January minutes needs to be made to reflect that Deb VanGundy, not Ann Bridgewater, gave the report for the Nominating Committee, the minutes were approved.

Treasurer's Report

After JoAn Nall presented the Cash Flow report for the period April 1, 2007 through March 31, 2008, the Treasurer's Report was approved.

Newsletter

Mike received 8 renewals to advertise in the newsletter. He plans to send a mailing to selected Park County businesses offering ads in the newsletter. Denny reported that 196 newsletters are sent electronically.

Social Committee

Ann Bridgewater reported that Linda Balough, Director of Historic Preservation for Park County, is the guest speaker at the Annual Meeting. Ann also is still working on the check-in process for the picnic.

Security Patrol

Terry Shumaker advised the Board that it was fairly quiet during the winter months. One problem continues with dogs running loose. Brief discussion took place about what to do regarding

stray dogs. There is also some concern about firewood being cut illegally.

Maintenance Committee

Terry needs volunteers to help paint the storage shed, repaint the letters on the EROA sign at Elkhorn & Remington, and paint the wood on the entrance to the restrooms. The storage shed will be moved to the picnic area and help is needed to do that.

Welcome Committee

Debbie VanGundy sent 29 Welcome Packets from 1/12/07 through 4/9/08. The balance left in the fund for this committee is \$86.97 including cash and postage stamps.

Neighborhood Watch

There was no report.

Nominating Committee

There will be two openings on the Board this year. Deb VanGundy reported that there is only one person running for a seat at this time. Some names of people who might be interested were discussed. If there are only two candidates by the election, the Board will present those 2 names and ask for approval to fill the positions. If there are only two candidates, it might not be necessary to print and mail ballots, which is a cost savings.

(continued on page 4)

Elkhorn General Store



**Designers and Manufacturers
of Custom Wrought Iron
Furniture and Accessories for
your Mountain Home**

**Reasonable Prices
Your Design or Ours**

**Bob and Ann Bridgewater
Elkhorn Ranch
719-836-2298
babridgewater@hughes.net**



**See more listings on eBay at
"Elkhorn General Store"**



Architectural Committee

Art Burnham reported that there had not been any contact from members on new construction.

NEW BUSINESS

Water Court

Bob Bridgewater discussed concern about monitoring activities on water rights in Water Court in Greeley. Mike suggested that since the information is public it should be available on-line.

New EROA Members

An owner from Filing One in the Elkhorn Ranches would like to join the EROA and are willing to pay dues. The Board agreed that should not be a problem.

Uranium Mining Considered in Park County

Information has been distributed about some proposed uranium mining in the county. Governor Ritter is opposed to this; House Bill 1161 regarding restricting this mining is pending. It might not be allowed under the county's land use regulations. The Board agreed that Bob, as President of EROA, will send a letter to Governor Ritter in support of HB 1161.

Other Business

1. Big Horn subdivision is planning to change their lot sizes to 35 acres. EROA and surrounding subdivisions were notified of this intent.
2. JoAn requested that Mike include a notice in the newsletter reminding that you automatically become a member of EROA upon purchase of the property in Elkhorn Ranches. Mike also suggested this information be supplied in the Welcome Packets, too.
3. Bob recommended that the entrance off of Pronghorn down to the pavilion be graded before the Annual Meeting.

With no further business to come before the Board, the meeting was adjourned at 11:50a.m.. The next regular meeting is the Annual Meeting and Picnic.

Respectfully submitted,

Cindy Gharst
Secretary



Deer Creek Realty
Serving the Mountain since 1978
"Extraordinary results from
down to earth people"



Barbara Jerome Behl
Broker/ Owner

P.O. Box 291 • 4 River Rd.
Bailey, CO 80421
Cell: (303) 880-8193
E-Mail: baronbehl@aol.com

www.deercreekrealty.com
Bus. (303) 838-5377
Fax (303) 838-9050



HORSMAN SHEET METAL

303-668-3405



- * **Seamless Gutter**
- * **Metal Roofing**
- * **Soffit**
- * **Fascia**
- * **Flashing**

Horsman Sheet Metal is family owned and operated and treats all of our customers like part of our family! Working with metal for over 10 years, we take pride in our quality and precision. Our specialties include 5" and 6" seamless gutter, flashing, soffit, fascia and metal roofing. Our work is of the highest quality, our attention to detail is superb, and our customers are most important. We look forward to working with you and guarantee to satisfy all your metal and gutter needs!

Give us a call for your FREE estimate.

www.horsmanmetal.com

ONLY GREAT MINDS CAN READ THIS

This is weird, but interesting!

fi yuo cna raed tihs, yuo hvae a sgtrane mnid too
Cna yuo raed tihs? Olny 55 plepoe out of 100 can.

I cdnuolt blveiee taht I cluod aulacilty uesdnatnrd
waht I was rdanieg. The phaonmneal pweor of the
hmuan mnid, aoccdrnig to a rscheearch at
Cmabrigde Uinervtisy, it dseno't mtaetr in waht
oerdr the ltteres in a wrod are, the olny iproamtnt
tihng is taht the frsit and lsat ltteer be in the rghit
pclae. The rset can be a taotl mses and you can
sitll raed it whotuit a pboerlm. Tihs is bcuseae the
huamn mnid deos not raed ervey lteter by istlef,
but the wrod as a wlohe. Azanmig huh? yaeh and
I awlyas tghuhot slpeling was ipmorantt! if you
can raed tihs forwrad it

ELKHORN RANCH OWNERS ASSOCIATION
Special Meeting of Board of Directors
Bridgewater Residence
June 21, 2008
(draft minutes)

Board members present:

Bob Bridgewater	President
Mike Flower	Vice President
JoAn Nall	Treasurer
Cindy Gharst	Secretary
Terry Shumaker	Member at Large

Other members present:

Deb VanGundy	Denny Nall
Ann Bridgewater	

The meeting was called to order at 10:00 a.m. by President Bridgewater

The primary purpose of this meeting was to review and discuss a draft amending the by-laws. The amendment was to update some terminology about methods of communications and to ensure that the by-laws were in compliance with any new laws governing HOAs such as SB 05-100. The Board will be presenting the amended by-laws at the Annual Meeting for approval.

Cindy Gharst presented several documents including the draft of the amended by-laws, a draft of an annual disclosure statement and a draft compliance plan. Cindy also provided a summary of these documents. Although information is always available to members and policies and procedures are in place, the disclosure statement and compliance plan ensure a formal process. The type of ballot format to use for members to easily identify the changes in the by-laws was discussed. It was decided that each change referenced by the Article, Section and Paragraph will be a separate item for vote. Cindy agreed to draft the ballot. The Board also agreed to ask Lee Phillips, attorney, to review the by-law changes prior to the meeting. The disclosure statement will be available at the Annual Meeting for members. The Board is in the process of finalizing its compliance plan.

Cindy Gharst also presented a draft budget for the fiscal year 2008-2009 on behalf of the Finance Committee. As part of the disclosure, the approved budget must also be provided to members. Discussion followed about expenditures from the prior year and anticipated expenditures, primarily for repairs and maintenance at the pond. Cindy also suggested that a separate budget for water augmentation be developed to include maintenance and/or legal fees since the situation with Indian Mountain is still not resolved. Cindy will update the proposed budget.

There was a motion by JoAn Nall and a second to budget \$1,200 for pond repair. The motion passed unanimously.

Other Business

1. With the upcoming picnic, Ann Bridgewater advised the Board of concern regarding increased food costs. Ann asked the Board their preference about alternative food choices versus change in price. The estimate change in price is about \$0.25 per plate.

There was a motion by Terry Shumaker and a second to authorize up to \$0.50 per plate cost increase. The motion passed unanimously.

2. Bob Bridgewater also announced that there were changes on the Indian Mountain Recreation District Board. Bob recommended that the Board pursue finding someone to monitor activity in Water Court. Cindy advised she would ask Lee Phillips about that process.
3. JoAn reminded the Board about regular testing of the water. Terry will call and coordinate a water test.

With no further business to come before the Board, the meeting was adjourned at 11:30 a.m. The next regular meeting is the Annual Meeting and Picnic.

Respectfully submitted,

Cindy Gharst, Secretary



**Happy
Buddha
Builders**

- ☺ **Licensed builder**
- ☺ **Your plan or ours**
- ☺ **Credible references**
- ☺ **High quality construction
in a reasonable time frame**

**P.O. Box 358
Morrison, CO 80465**

**(303) 986-7369
www.happybuddha.biz**



ELKHORN RANCH OWNERS ASSOCIATION

Annual Meeting at the Elkhorn Pavilion

July 5, 2008

(draft minutes)

Board members present at the meeting were:

Bob Bridgewater	President
Mike Flower	Vice President
JoAn Nall	Treasurer
Cindy Gharst	Secretary
Art Burnham	Member at Large
Debbie VanGundy	Member at Large

At the picnic check-in, members received several documents this year including the Treasurer's Report and Cash Flow for fiscal year ended March 31, 2008; proposed budget for fiscal year ending March 31, 2009; Required Annual Disclosures and Information for Homeowners, New Voting Procedures, and a ballot for the proposed amendment to the by-laws. Also posted at the picnic were draft minutes from the regular meeting on April 12, 2008 and the special meeting on June 21, 2008 and a letter from Jill Fishinger, CPA regarding her annual financial review.

President Bob Bridgewater called the EROA Annual Meeting to order and introduced the guest speaker, Linda Balough who is the Director of Historic Preservation for Park County. Linda spoke to the members about Park County's history. Gary Minke, an Indian Mountain homeowner, also gave some specific history about the Indian Mountain/Elkhorn Ranch area.

CABINS-LAND-HOMES



Jefferson Real Estate, Inc.
Mountain Properties

A Full Service
Real Estate Co.



MULTIPLE LISTING SERVICE
MLS

**Making Mountain
Dreams A
REALITY!**

800-686-0822
719-836-2615
Fax: 719-836-0236
JeffersonRealEstateInc.com
Over 30 Years In Park County

JoAn Nall presented the Treasurer's Report for the period April 1, 2007 through March 31, 2008. She also reported that Jill Fishinger, CPA, performed a review of the financial records for the prior year and concluded that they are representative of EROA. A copy her letter, with the results of her financial review, was posted at the picnic. JoAn then answered a few questions about the Treasurer's Report.

Deb VanGundy reported to the members about the status of the election for the vacant Board seats. She explained why members received a copy of the New Voting Procedures with Ballot Enclosed at the check-in rather than through the mail with an actual ballot. After a certain time frame passed prior to the picnic, the fact that there were two seats and only two members who submitted their letters of intent to run for the seats, eliminated the need for a formal election. Although no election was required, the members can be aware of the new procedures in place for elections per the state law. Deb VanGundy is a new Board member and Cindy Gharst remains as a Board member to a new term.


Cindy Gharst presented to the members the draft of the amendment to the by-laws. She referred to the by-laws that were posted at the picnic and went through each change proposed on the ballot. The majority of the changes were just to update methods of communication between the Board and members, update by-laws to comply with state laws, and to eliminate obsolete provisions related to owner's mortgages. After presentation of the proposed amendments, there were no questions from the members.

Bob Bridgewater gave a brief update about the proposed uranium mining in South Park. More information will follow.

Each owner was given a ticket at the picnic check-in for a drawing at the end of the meeting. The drawing took place and a gift certificate for \$10 off the annual dues was awarded to three owners.

The meeting was closed by President Bridgewater at approximately 2:00 p.m.

Respectfully submitted,
Cindy Gharst' Secretary



**HIGH COUNTRY
TRUCKING
AND EXCAVATION**

Do you need help with your
Driveway, drainage or erosion problems
Water lines
Sanitation systems?

We do it all – 27 years experience in Park County

Scott Crawford
303-838-9072
highcountrytrucking@hotmail.com

A BIT OF UNCLE ELKY HISTORY

People are surprised when they find out that I am a pretty good golfer. I spent much of my youth sneaking onto the local country club golf course after caddying for the members all day. Thank goodness I didn't learn from them, as every member was just awful at the game. In fact, to maintain my sanity during those painful rounds of caddying, I developed a standard set of responses to the standard questions they asked. Here are my favorite ten.

- # 10 Golfer: "Think I'm going to drown myself in the lake."
Uncle Elky: "Think you can keep your head down that long?"
- # 9 Golfer: "I'd move heaven and earth to break 100 on this course."
Uncle Elky: "Try heaven, you've already moved most of the earth."
- # 8 Golfer: "Do you think my game is improving?"
Uncle Elky: "Yes sir, you miss the ball much closer now."
- # 7 Golfer: "Do you think I can get there with a 5 iron?"
Uncle Elky: "Eventually."
- # 6 Golfer: "You've got to be the worst caddy in the world."
Uncle Elky: "I don't think so sir. That would be too much of a coincidence."
- # 5 Golfer: "Please stop checking your watch all the time. It's too much of a distraction."
Uncle Elky: "It's not a watch - it's a compass."
- # 4 Golfer: "How do you like my game ?"
Uncle Elky: "Very good sir, but personally, I prefer golf."
- # 3 Golfer: "Do you think it's a sin to play on Sunday?"
Uncle Elky: "The way you play, sir, it's a sin on any day."
- # 2 Golfer: "This is the worst course I've ever played on."
Uncle Elky: "This isn't the golf course. We left that an hour ago."

And the # 1 Best Uncle Elky Comment.....

- # 1 Golfer: "That can't be my ball, it's too old."
Uncle Elky: "It's been a long time since we teed off, sir."

NEW BOARD MEMBER WELCOME

We would like to welcome our newest Board member, Debbie VanGundy. Since we didn't get candidate profiles out prior to the election, we would like to provide you with a little information here.

Business brought Debbie and her husband Don to Park County approximately six years ago. Don and his brother own Lost Park Builders Inc. which ultimately dictated a permanent move to this area. They moved here from a small town in northwestern Colorado in September 2006 and fell in love with the peacefulness of living in the Elkhorn. Debbie took over the EROA Welcome Committee in January 2007 and has been attending the EROA Board meetings every since. She will be filling the seat vacated by Terry Shumaker and hopes to be as much of an asset to the Board as Terry has been.

BY-LAW VOTE RESULTS

The following are the results of the vote for amendments to the by-laws. The votes were counted at the meeting by Debbie Van Gundy and Bruno Huber. The ballots have been retained and are being stored in the EROA shed. All amendments passed as our by-laws state "the vote of 2/3 majority of the owners present in person or by proxy shall be required for amendment".

We had 44 ballots returned with the following results:

<u>Proposal</u>	<u>Description</u>	<u>For</u>	<u>% For</u>	<u>Against</u>
# 1.	Requires an Annual Mtg.	42	95%	2
# 2.	20% replaces 1/3 to call. a special meeting	40	91%	4
# 3.	Mtg. Notice – 10 to 50 days replaces 5 to 50 days	44	100%	
# 4.	Allows financial review only	44	100%	
# 5.	Update method of notice	44	100%	
# 6.	Update method of notice	44	100%	
# 7.	Update method of notice	44	100%	
# 8.	Update method of notice	44	100%	
# 9.	Delete mortgage holder list	42	95%	2
#10.	Delete provision to notify mortgage holder of default	43	98%	1
#11.	Delete open access to books by mortgage holder	35	80%	9
#12.	Update method of notice	43	98%	1
#13.	Change Nominating Comm. to Election Committee	43	98%	1
#14.	Same as #13	44	100%	
#15.	Election Committee role	44	100%	



Not to be outdone, here is a recent visitor at the Nall residence.

DIRECTORY

EROA BOARD

<i>President</i>	Bob Bridgewater	719-836-2298
	e-mail	babridgewater43@yahoo.com
<i>Vice-President</i>	Michael Flower	303-470-3107
	e-mail	mikeaf2000@comcast.net
<i>Secretary</i>	Cindy Gharst	719-836-3209
	e-mail	billandcindy@mindspring.com
<i>Treasurer</i>	JoAn Nall	719-836-1993
	e-mail	djnall@djnall.com
<i>Member-at-Large</i>	Art Burnham	303-424-4871
	e-mail	aburnham@q.com
<i>Member-at-Large</i>	Debbie VanGundy	719-836-3646
	e-mail	d.vangundy@wildblue.net

OTHER

<i>Security Patrol</i>	Terry Shumaker	719-836-3555
<i>Neighborhood Watch</i>	Georgia Comstock	719-836-9600
	e-mail	glcoms_42@yahoo.com
<i>Architectural Control</i>	Terry Shumaker	719-836-3555
	Art Burnham	303-424-4871
<i>By-Laws and Web Page</i>	Dennis Nall	719-836-1993
	e-mail	djnall@djnall.com
<i>Maintenance</i>	Terry Shumaker	719-836-3555
<i>Social</i>	Ann Bridgewater	719-836-2298
	e-mail	babridgewater43@yahoo.com
<i>Welcome Committee</i>	Debbie VanGundy	719-836-3646
	e-mail	d.vangundy@wildblue.net
<i>Newsletter</i>	Michael Flower	303-470-3107
	e-mail	mikeaf2000@comcast.net
<i>Web Page</i>		www.elkhornowners.org

COMMUNITY CLASSIFIEDS

If you have something to give away, sell or trade, or need a product or service, please submit your items to Michael Flower at mikeaf2000@comcast.net or by fax to (303) 791-8845. There is no charge for this service to property owners. Also, classified ads will be automatically removed from the subsequent issue, unless you request that it be republished by communicating such to Michael by the next publication deadline. The deadline for submissions for the March 2008 issue is Friday, February 29, 2008.

NEXT EROA BOARD MEETING

The next EROA Board of Directors meeting will be held on Saturday, October 4, 2008 at 10:00 am. The meeting will be held at the home of Bob and Ann Bridgewater. All members are welcome to attend. This is your association. For information or directions contact Bob at babridgewater43@yahoo.com or at (719) 836-2298. We welcome your participation and need your suggestions and ideas for the Elkhorn.

USEFUL TELEPHONE NUMBERS

Park County Sheriff – Emergency	911
Non-emergency	(719) 836-2494
Jefferson/Como Fire Station – Emergency	911
Non-emergency	(719) 836-3244
Park County – Administration	(719) 836-2771
Building Department	(719) 836-4256
Assessor's Office	(719) 836-4331
Animal Control	(719) 836-4380
Park County Road Conditions	(719) 836-4134
U.S. Forest Service – Fairplay	(719) 836-2031

USEFUL WEB SITES

South Park Weather Information	www.southparkwx.com
Fire Safety Information	www.fs.fed.us
Jefferson/Como Fire Protection District	www.jcfd.org
Park County	www.parkco.us

If you would like to receive the periodic newsletter by e-mail and haven't signed up yet, please send your e-mail address to djnall@djnall.com. This will also enable you to receive news from the Elkhorn between newsletters. If you have any ideas or suggestions for the newsletter or the website, please let us know.

Don't forget to visit the web site at www.elkhornowners.org. Any web site suggestions should be sent to Denny Nall at djnall@djnall.com.



U.S.A. . . U.S.A. . . U.S.A.