

ECHPOA

*Elk Creek Highlands & Meadows
Property Owners Association*

January 2, 2019**ECHPOA MEETING MINUTES for January 2, 2019**

The meeting was brought to order by President Paul Ellis at 7:06 pm.

The previous month's minutes were passed out to be reviewed. There were no corrections or additions. Motion to accept the minutes was made by Kristin Barber and seconded by Walt Wark. The motion carried.

Treasurer's Report – Karen Ellis reported that not all checks had been collected, 3rd loan payment had not been made, and are not reflected in report because of the holidays and meeting was so early in the month. Annual postcards were mailed to all 364 property owners. Motion to accept the report was made by Eric Whitcomb and seconded by Kristin. The motion carried.

December 5, 2018

Fish Fund	\$ 1,586.27
General Fund	2,417.24
Save Our Pond Donations	<u>8,303.00</u>
Checking Account	\$12,306.51

Income:

Membership Dues	\$ 240.00
Fishing Permits	\$ 125.00
Fish Food Machine	\$ 0.00
Corral	\$ 212.42
Donations-Save Our Pond	\$ 310.00
Building Rental	\$ 0.00
Firewise Reflective Address Sign	<u>\$ 10.00</u>
Total Income:	\$ 897.42

Expenses:

IREA	\$ 284.08	October-November electric bill
Colorado Natural Gas	\$ 143.94	November-December gas bill
Bridge Loan Payment #3 of 10	\$ 0.00 *	Building Rental income used for payments
Office Depot	<u>\$ 285.24</u>	Postcard printing & 4 rolls of 100 stamps
Total Expenses:	\$ 713.26	

January 2, 2019

2018=69 members, 51 with fishing permits

2019=7 members, 6 with fishing permits

Fish Fund	\$ 1,711.27
General Fund	2,166.40 **
Save Our Pond Donations	<u>8,613.00</u> ***
Checking Account	\$12,490.67

Loan Liability

Balance as of December 5, 2018	\$ 5,600.00
Payment #3 of 10	\$ <u>0.00</u> *
Balance as of January 2, 2019	\$ 5,600.00 **

***\$5,813 donations from 38 community members, \$2,000 from Colorado Division of the Izaak Walton League of America, and \$800 secured from ECHPOA Fish Fund=\$8,613 Save Our Pond Balance

Activity Report – There are currently no activities planned. Motion to accept the report was made by Kristin and seconded by Walt. The motion carried.

Building Report – Eric and Kristin have installed a carbon monoxide/smoke detector upstairs. We still need to install one for downstairs and the dryer vent before final building inspection can be approved. It was decided to get rid of all but two of the wobbly round tables and some old tubing. It was noted that the downstairs lights had been left on again. Paul will be looking into motion sensor bulbs to save on electricity usage. Motion to accept the report was made by Eric and seconded by Kristin. The motion carried.

Corral Report – We are waiting to hear from the corral boarders on project needs and priorities and will schedule a meeting between the boarders and board of directors as soon as possible. It was agreed that an 8th shelter will be needed before obtaining an 8th horse. Motion to accept the report was made by Karen and seconded by Walt. The motion carried.

Pond Report – Lynda James received an email from Mark Beardsley (EcoMetrics) asking if there was an interest within ECHPOA to participate in their Riparian Reconnect project which would create a better habitat for the reintroduction of beaver. If there was an interest, Mark would discuss it with his team next week, and if there was an agreement, the next step would be to schedule a meeting with us to discuss their steps and funding. It was talked about and decided that there was a strong interest in the reintroduction of beavers to our wetlands. Chris is maintaining the pond for ice skating. Thanks Chris. We will again open the pond to Park County residents. We will discuss a lower rate for the Fire Department and Police Department. We are also looking into offering fishing access to the Girl Scout Camp. Motion to accept the report was made by Karen and seconded by Kristin. The motion carried.

Blog Report – Karen reported that there were 344 hits, 3 new articles, 2 new pictures, and 1 new page. Motion to accept the report was made by Eric and seconded by Kristin. The motion carried.

Old Business – The Little Food Pantry for our community has finally been moved to the mailbox cluster area on Miners Way and is up and running. Many thanks to Victoria Brahe for the many hours that it took to make that project happen! Because the ECHPOA name is on the pantry, Karen will contact our insurance agent to make sure we are covered for any liability that we may encounter. There was a reminder about the fund raiser on February 2, 2019 at 3:00 p.m. sponsored by Fire Adapted Bailey (FAB) to raise funds for mitigation along wildfire escape routes. It will be held at Tomahawk Ranch.

New Business – There was no new business.

Motion to adjourn the meeting at 7:38 pm was made by Kristin and seconded by Walt. The motion carried.

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ECHPOA

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ECHPOA

February 6, 2019

ECHPOA MEETING MINUTES for February 6, 2019

The meeting was brought to order by President Paul Ellis at 7:23 pm.

The previous month's minutes were passed out to be reviewed. There were no additions or corrections. Motion to accept the minutes was made by Tim Bradley and seconded by Kristin Barber. The motion carried.

Karen Ellis reported that Heather Prewitt had sent a copy of the Robert's Rules of Order to her that stated: "motions to accept or receive reports after they are presented should not be entertained. Instead, the chair should simply thank the reporting member." Karen then quoted from our By-Laws, the first Order of Business during monthly meetings should be: "Reading of minutes of previous meeting for information and approval." After a short discussion it was decided to adopt the policy that only a motion to accept the minutes would be entertained and not needed for all other reporting. However, if a report included a request for expenditures, (not including fixed expenses such as utilities, taxes, insurance), a motion to accept an estimated amount could also be entertained.

Treasurer's Report – Karen explained that deposits and loan payments not reflected in last months report because of early meeting date had been included in this months report, making it look like "double" amounts. Property taxes statements have been received, full payment not due until April 30th. Karen will wait until more membership dues have been received and will pay the full amount of about \$1,100 in April. Heather, a member and a CPA, has volunteered to help Karen with bookkeeping and monthly reporting. Heather will not have access to withdraw money or write a check from our bank account. Heather did some research and found that ECHPOA had been registered as a non-profit corporation, exclusively for recreation and social purposes, with a 501(c)(7) status in 1972. A 501(c)(7) is a tax exempt "social club" where donations are not deductible, but we would be exempt from paying property taxes. However, our status had been revoked in 2010 for not filing a Form 990-series return for 3 consecutive years. Heather is extremely knowledgeable and is currently researching what it will take to get our status reinstated. In order for our pond donations to be tax deductible, we would need a 501(c)(3) status. We will look into apply for that status later. We currently have \$9,223 in the Save Our Pond Donations fund.

January 2, 2019

Fish Fund	\$ 1,711.27
General Fund	2,166.40
Save Our Pond Donations	<u>8,613.00</u>
Checking Account	\$12,490.67

Income:

Membership Dues	\$ 760.00
Fishing Permits	\$ 325.00
Fish Food Machine	\$ 0.00
Corral	\$ 693.42
Donations-Save Our Pond	\$ 610.00
Building Rental	\$ 1,781.94
Trailer Parking	\$ 40.00
Firewise Reflective Address Sign	<u>\$ 40.00</u>
Total Income:	\$ 4,250.36

Expenses:

IREA	\$ 322.50	November-December electric bill
Colorado Natural Gas	\$ 164.36	December-January gas bill
Bridge Loan Payment #3&4 of 10	\$ 1,400.00 *	Building Rental income make payments
Paul R. Ellis	\$ 263.37	
Co2/Smoke detectors, dryer vent, WordPress annual fee		
Fire Adapted Bailey (FAB)	\$ 50.00	Annual membership fee
Kathy Lower	<u>\$ 50.00</u>	5 Firewise reflective address signs
Total Expenses:	\$ 2,250.33	

February 6, 2019

2019=28 members, 20 with fishing permits

Fish Fund	\$ 2,036.27
General Fund	3,231.53 **
Save Our Pond Donations	<u>9,223.00 ***</u>
Checking Account	\$14,490.80

Loan Liability

Balance as of January 2, 2019	\$ 5,600.00
Payment #3 & 4 of 10	\$ 1,400.00 *
Balance as of February 6, 2019	\$ 4,200.00 **

***\$6,423 donations from 40 community members, \$2,000 from Colorado Division of the Izaak Walton League of America, and \$800 secured from ECHPOA Fish Fund=\$9,223 Save Our Pond Balance

Activity Report – Paul stated that this year we will need at least two or three Firewise work days and gather as much of the community individual times as we possibly can because of the changes made to their minimum requirements. We will schedule a date in May during the April meeting. There was some discussion about possibly renting a booth at Bailey Day which will be Saturday, June 22nd. If we return the form by May 28th it will cost \$100 per space, otherwise it will be \$125. Space is limited and on a first come first serve basis. We would hopefully be able to generate some interest in pond fishing licenses (as a county wide requirement of our grant application) and donations to Save the Pond. We would also need to create a banner to identify our association and what we are trying to accomplish. Some comments made were too many people, long day from 9 am to 8 pm, and people only looking for crafts to buy or “free giveaways.” A decision was postponed, but will need to be made next meeting to avoid a higher entrance fee.

Building Report – Paul reported that the 2nd carbon monoxide detector was installed in the basement, and he and Eric Whitcomb had installed the dryer vent. The 2nd final inspection was finally approved on January 28th, 11 months after the remodeling project started. Eric disposed of the old tables and PVC tubing. He also provided a trash can for the corral through his work that will have a weekly pickup. Many thanks to Eric for that generous offer! Paul and Karen installed a combination of LED and motion sensor bulbs in the basement to help save on electricity usage. Kristin verified that the bathroom sink is still leaking. Tim volunteered to fix it with Paul’s help.

Corral Report – Paul reported that he met with the corral boarders to discuss project needs and priorities. Their priorities are #1 hay barn, #2 hay barn/shelter combination, #3 bathroom facility in basement of association building. Paul has contacted Ace Hardware with dimensions for a quote on a three sided, roofed structure. Paul also has costs on grinder toilets. Paul and Karen have donated a vanity with sink and granite counter. Priorities will be revisited after cost estimates are finished.

Pond Report – Paul stated that the pond is still frozen and the ice seems to be dropping with no visible water coming in or going out. Many thanks to Cliff Barrett for plowing the ice skating area with his ATV. Mark Beardsley (EcoMetrics) who had performed an assessment of our 7.5 acres of wetlands and determined it to be a perfect candidate for their Riparian Reconnect restoration grant project in which their main mission is to restore streams and riparian areas, then discussed our interest in participating in their project with the rest of his team. On January 31st Paul and Karen participated in a conference call with Cheryl Cufre, Director of Land Stewardship, and Joel Nystrom, Stewardship Specialist and GIS Manager, to discuss the possibility of working together and what they needed from us. On February 1st Colorado Open Lands submitted a \$40K grant application to Colorado Water Conservation Board. We are waiting to hear back from them. The Fire Adapted Bailey (FAB) fund raiser held at the Tomahawk Ranch on February 2nd was a big success. Karen and Tim were able to sit down at the fund raiser and discuss with Dick Eisner, our County Commissioner, about suggestions he may have to help our chances of being granted money to Save Our Pond through the Land and Water Trust Fund. Dick seemed to be more positive this time compared to our presentation we had with him in November 2017. He suggested we concentrate on county wide recreational access to our pond and wetlands and to come back with “partners” before requesting grant money. He was also interested in our participating in the Riparian Reconnect project. Karen announced that she created a new fundraising website hosted by In Our Back Yard (IOBY) who has a 501(c)(3) status so that all donations going through them are tax deductible. IOBY has an 8% processing and fiscal sponsorship fee. There was some discussion on how to best launch this new campaign to raise enough money to purchase equipment that will measure pond water levels and flow, and then be able to send that data collected to the Colorado Division of Water Resources.

Blog Report – Karen reported that it was an average month with 339 hits, 4 new posts, 6 pictures, and 2 new pages.

Old Business – Karen contacted our insurance agent and was told that as long as we post a disclaimer sign on the Little Food Pantry located on Miners Way, we are not liable and are covered by our insurance. Victoria Brahe assured me that she had posted a sign that can be seen as soon as the door is opened.

New Business – Karen announced that there will not be a March meeting because only one board member will be available and we need two for quorum. The next meeting will be April 3rd. Ed Montgomery suggested we begin charging a fee for information requested by title companies, lenders, and realtors. Karen gets many requests for information. Ed has opened his own real estate company called Montgomery Mountain Real Estate. Congratulations to him, we wish him lots of business! The ballots were counted by Ed and all current board members were reelected.

The meeting was adjourned at 9:10 pm.

[BLOG AT WORDPRESS.COM.](https://echpoa.wordpress.com/meeting-minutes/february-6-2019/)

March 6, 2019

The March 6th meeting had to be cancelled. The next monthly association meeting will be held Wednesday, April 3, at 7 p.m. Below is a link to the ECHPOA Treasurer's Report ending February 28, 2019.

<https://echpoa.files.wordpress.com/2019/03/february-28-2019-1.pdf> (<https://echpoa.files.wordpress.com/2019/03/february-28-2019-1.pdf>).

BLOG AT WORDPRESS.COM.

April 3, 2019

ECHPOA MEETING MINUTES for April 3, 2019

The meeting was brought to order by President Paul Ellis at 7:07 pm.

The minutes for the February meeting were passed out to be reviewed. Treasurer Karen Ellis explained her error in bring forward the Loan Liability balance from December to January and therefore a correction needed to be made to reduce the balance by one payment. Motion to accept the report as amended was made by Tim Bradley and seconded by Walt Wark. The motion carried.

Treasurer's Report – Because the March meeting had been cancelled, both reports for February and March were passed out to be reviewed. The March report was presented in both the old format (created by Karen) and the new format (created by Heather Prewitt) for comparisons. Karen expressed her appreciation for the help Heather has been providing and explained that only the new format would be used in the future. Karen noted that the annual property and liability insurance premium of \$1,778.00 had been paid in March and that the annual property tax bill of about \$1,100.00 would be paid in April. (See links below to view Treasurer's reports)

Activity Report – A volunteer Firewise Community Work Day was planned for Saturday, May 18th. Volunteers should meet at the association building at 9:00 am. Contact Paul if you know of anyone who needs help with mitigation. Tim attended a Firewise Adapted Bailey (FAB) meeting in March where the Forrest Stewards Group presented information. They have formed a map of work areas using a polygon grid to identify most needy areas. Helen Cook mentioned that local churches have volunteered to offer evacuation space and the senior coalition should be able to help identify disabled and non-drivers who will need assistance to evacuate. There were further discussions about Bailey Day participation, Paul will be assisting the booth for FAB, and there seemed to be little interest in having our own booth. The idea was brought up of creating flyers to pass out during the event to advertise for Park County residents to buy fishing passes that would help satisfy our grant requirement for the commissioners. We also discussed giving discounted passes to firemen and sheriffs.

Building Report – Eric Whitcomb has fixed both the vanity sink and toilet leaks in the apartment. Many thanks to him for taking on those projects! The ice melt is really compromising the concrete around the back of the building. Alternatives will be looked into. Installing rain gutters to help protect the deck wood will be discussed again at a later meeting. Eric is researching material costs for that project.

Corral Report – Helen advised that work has already begun on spreading manure, working it into the soil and seeding in the lower pasture. Paul has gotten estimates for the grinder toilet for the basement. Prices were between \$879.00 and \$1,088.00. He also got quotes for a new hay barn that uses the concrete 17X23 footprint already there. Approximate cost is \$2,900 with the roof and support poles only, no siding included, with volunteers doing the assembly. Additional cost would be required for sheathing the 3 sides.

Pond Report – Paul reported that the pond is 57 inches below full. There currently is no flow into the pond. Local snowpack is at 120%. We have not yet heard back from the Beaver Pond Restoration Group. Paul has a meeting with a second partner to possibly get more funding for the pond. We are hoping for at least 1 or 2 more partners before our October deadline to meet again with the County Commissioners. Karen launched our new fundraising website in March and it has \$670 pledged donations. Please help us distribute this website address for tax deductible donations: <https://www.ioby.org/project/save-our-pond> (<https://www.ioby.org/project/save-our-pond>).

Blog Report – Karen reported that in February there were 455 hits, 3 new articles, 4 pictures and 1 new page. March was lower than average with 280 hits, 4 articles, 5 pictures and 2 pages.

Old Business – Tim asked if he could get more information on what Heather is doing to update our Facebook. Karen will ask her to contact him. Tim brought up creating a banner to hang on a fence or at functions to advertise ECHPOA and what we are trying to accomplish.

New Business – Crow Hill Insurance will be holding their 8th annual Shred-a-Thon on June 22nd. ReStore Habitat for Humanity will also be there to accept donations.

The meeting was adjourned at 7:59 pm.

Below is a link to the ECHPOA Treasurer's Report ending February 28, 2019.

<https://echpoa.files.wordpress.com/2019/03/february-28-2019-1.pdf> (<https://echpoa.files.wordpress.com/2019/03/february-28-2019-1.pdf>)

Below is a link to the ECHPOA Treasurer's Report ending March 31, 2019.

Old format:

<https://echpoa.files.wordpress.com/2019/03/treasurers-report-march-31-2019-1.pdf> (<https://echpoa.files.wordpress.com/2019/03/treasurers-report-march-31-2019-1.pdf>)

Elk Creek Highlands Property Owners Association

Treasurer's Report

March 2019

	<u>Fish Fund</u>	<u>General Fund</u>	<u>Save Our Pond</u>	<u>TOTAL</u>
2/28/2019 Checking Account	2,086.27	3,037.27	9,293.00	14,416.54
Income				
Corral Rent	-	448.93	-	448.93
Donations	-	-	35.00	35.00
Fishing Permits	50.00 (4)	-	-	50.00
Membership Dues	-	80.00 (3)	-	80.00
Trailer Storage Rent	-	40.00	-	40.00
Unit Rental	-	955.00	-	955.00
Total Income	<u>50.00</u>	<u>1,523.93</u>	<u>35.00</u>	<u>1,608.93</u>
Gross Profit	50.00	1,523.93	35.00	1,608.93
Expense				
Insurance Expense	735.74	1,042.26	-	1,778.00
Utilities				
Electric	-	259.51	-	259.51
Natural Gas	-	128.32	-	128.32
Total Expense	<u>735.74</u>	<u>1,430.09</u>	<u>-</u>	<u>2,165.83</u>
Net Income (Loss)	<u>(685.74)</u>	<u>93.84</u>	<u>35.00</u>	<u>(556.90)</u>
Loan Payment		700.00 (2)		
3/31/2019 Checking Account	<u>1,400.53</u>	<u>2,431.11</u>	<u>9,328.00 (1)</u>	<u>13,159.64</u>

(2) LOAN BALANCE

2/28/2019	4,200.00
Payment #5 of 10	700.00
3/31/2019	<u>3,500.00</u>

(1) Balance represents the following:

40 Community Member Donations	6,528.00
CO Division of Izaak Walton League of America	2,000.00
Fish Fund Transfer	800.00
	<u>9,328.00</u>

(3) 35 2019 Memberships through 3/31/2019

(4) 26 Member purchases of 2019 fishing permits

ECHPOA Treasurer Report

February 28, 2019

Fish Fund	\$2,086.27
General Fund	3,037.27
Save Our Pond Donations	9,293.00
Checking Account	<u>\$14,416.54</u>

Income:

Membership Dues	\$80.00
Fishing Permits	\$50.00
Fish Food Machine	\$0.00
Corral	\$448.93
Donations-Save Our Pond	\$35.00
Building Rental	\$955.00
Trailer Parking	\$40.00
Total Income:	<u>\$1,608.93</u>

February & March

Expenses:

IREA	\$259.51
Colorado Natural Gas	\$128.32
Bridge Loan Payment #5 of 10	\$700.00 *
Chubb	\$1,778.00
Total Expenses:	<u>\$2,865.83</u>

January-February electric bill
 February-March gas bill
 Building Rental Income used for payments
 Annual Property/Liability Insurance:
 Pond \$735.74 (41.38%), General \$1,042.26 (58.62%)

March 31, 2019

Fish Fund	\$1,400.53
General Fund	2,431.11 **
Save Our Pond Donations	9,328.00 ***
Checking Account	<u>\$13,159.64</u>

2019 = 35 members, 26 with fishing permits

Loan Liability

Balance as of February 28, 2019	\$4,200.00
Payment #5 of 10	\$700.00 *
Balance as of March 31, 2019	<u>\$3,500.00 **</u>

***\$6,528 donations from 40 community members, \$2,000 from Colorado Division of the Izaak Walton League of America, and \$800 secured from ECHPOA Fish Fund=\$9,328 Save Our Pond Balance.

May 1, 2019

ECHPOA MEETING MINUTES for May 1, 2019

The meeting was brought to order by President Paul Ellis at 7:04 pm.

The minutes for the April meeting were handed out to be reviewed. There were no corrections or additions. Tim Bradley made a motion to accept the minutes, Greg Clarkson seconded. The motion carried.

Treasurer's Report – Karen Ellis explained that the grounds keeping expense of \$242.10 was grass seeds for the corral pasture. Mentioning this in the minutes will help identify the correct category to place this expense when creating the annual financial statement at the end of the year. The annual property and liability insurance premium of \$1,094.70 has been paid. Sending out another post card urging new and renewal membership was discussed. Karen will look into the feasibility. Stamps are a large expense. (See links below to view Treasurer's reports)

Activity Report – Saturday, May 18th will be our next Firewise Community Work Day. Volunteers will meet at association building at 9:00 am. Paul has not yet received any requests for help from the community. He has identified a couple of trees that need to come down on his own property. This Saturday, May 4th will be a Fire Adaptive Bailey (FAB) presentation held at Platte Canyon Fire Station #2, from 2-4 pm. A portion of this presentation will focus on preparing to help seniors and children evacuate during a wildfire. FAB encourages all community members to attend this educational presentation to learn how to keep your home safe from embers. Saturday, May 18th is also the Harris Park gun range clean up, from 8 am to noon.

Building Report – Thanks to Eric Whitcomb for all trash removal he has done around the corral and association building. We again discussed the need for rain gutters. Quotes for installation were reviewed and will be revisited at July meeting. Colorado rule now allows each household to collect rain water from roof gutter downspouts into 2 barrels with a combined capacity of 110 gallons that can be used for outdoor watering. This water could be used for the horses.

Pond Report – The water level of the pond had come up 47 inches in two weeks and continued to rise until it was high enough to begin flowing out the outlet. Paul and Karen had an encouraging meeting with a 2nd organization willing to donate to Save Our Pond. We are hoping to have at least two partners before the October deadline to meet again with the County Commissioners. Tim suggested that once the remodeling loan is paid off, to earmark some of the building rent money for the pond. Karen and Paul will be on vacation in June, so Walt Wark and Tim agreed to log pond water levels, well water meter usage, purchased corral gallons, and fill out forms every Saturday during their absence. They will also open the pond overflow if flooding occurs to protect the road. Many thanks to Clif Barrett, Ed Montgomery and Paul for clearing the ice blockage that allowed Church Fork Creek to begin flowing into the pond again. Also, many thanks to Kristin Barber and Karen for scraping and staining the dock, and to Kristin, Eric, Ed, Karen and Paul for launching it. Also, many thanks to Paul, Walt and Tim for shoveling dirt to make a foot path to the staff gauge. Karen has ordered trout for delivery in June. The Riparian Reconnect group received 2 grants and could begin restoring the 10 beaver dams along our wetlands as early as July! They are asking for community commitment of \$10,000 which could be either in cash or in-kind labor. Any volunteer labor would be at a rate of \$50 per hour, which comes out to be about 200 hours. For an example; it would be 10 hours each if we had 20 volunteers.

Corral Report – Pat McCrary and Jeff DeBerry have pulled down and relocated the fence in the area north of the old hay barn to make room to park horse trailers and tractors. Many thanks to them for helping to remove the heavy cement incinerators, picnic table and bench. We now have an area open for a few RV trailer storage space and possibly a little extra income.

Blog Report – Karen reported that the number of hits in April were the highest since 3 years ago. There were 507 hits, 11 new articles, 45 pictures, and 1 new page. Google ECHPOA if you want to see the amazing job Karen does with the Blog.

Old Business – Nothing to report

New Business – Tim is again looking into pond aerators. Reminder that Crow Hill Insurance Shred-a-Thon is Saturday, June 22nd. Elk Creek Drive was graded on April 24th.

Meeting was adjourned at 8:03 pm.

Below is a link to the ECHPOA Treasurer's Report ending April 30, 2019.

<https://echpoa.files.wordpress.com/2019/05/treasurers-report-april-30-2019.pdf> (<https://echpoa.files.wordpress.com/2019/05/treasurers-report-april-30-2019.pdf>)

Elk Creek Highlands Property Owners Association

Treasurer's Report

April 2019

	<u>Fish Fund</u>	<u>General Fund</u>	<u>Save Our Pond</u>	<u>TOTAL</u>
3/31/19 Checking Account	1,400.53	2,431.11	9,328.00	13,159.64
Income				
Corral Rent	-	467.45	-	467.45
Donations	-	-	370.00	370.00
Fishing Permits	125.00 (4)	-	-	125.00
Membership Dues	-	320.00 (3)	-	320.00
Trailer Storage Rent	-	20.00	-	20.00
Unit Rental	-	840.00	-	840.00
Total Income	<u>125.00</u>	<u>1,647.45</u>	<u>370.00</u>	<u>2,142.45</u>
Expense				
Groundskeeping	-	242.10	-	242.10
Property Taxes	68.58	1,026.12	-	1,094.70
Utilities				
Electric	-	284.67	-	284.67
Natural Gas	-	111.38	-	111.38
Total Expense	<u>68.58</u>	<u>1,664.27</u>	<u>-</u>	<u>1,732.85</u>
Net Income	<u>56.42</u>	<u>(16.82)</u>	<u>370.00</u>	<u>409.60</u>
Loan Payment		700.00 (1)		700.00
4/28/19 Checking Account	<u>1,456.95</u>	<u>1,714.29</u>	<u>9,698.00 (2)</u>	<u>12,869.24</u>

(1) LOAN BALANCE

3/31/2019	3,500.00
Payment #6 of 10	700.00
4/30/2019	<u>2,800.00</u>

(2) Balance represents the following:

40 Community Member Donations	6,898.00
CO Division of Isaac Walton League of America	2,000.00
Fish Fund Transfer	800.00
	<u>9,698.00</u>

(3) 41 2019 Memberships through 4/30/2019

(4) 29 Membership purchases of 2019 fishing permits

ECHPOA

June 5, 2019

ECHPOA MEETING MINUTES for June 5, 2019

The meeting was brought to order by Vice President Tim Bradley at 7:05 pm.

Minutes for May 1st were handed out to be reviewed. There were no additions or corrections. Motion to accept the minutes was made by Ed Montgomery and seconded by Helen Cook. The motion carried.

Treasurer's Report – Member Luke Bagwell had many questions on the report and the pond fund. Tim and other members answered his questions as best as we could. The report showed we have over \$10K in the Save Our Pond Fund. \$720.00 of that amount has come from the "In Our Back Yard" website. Paul and Karen Ellis continue to work on getting another corporate partner. We are scheduled to go before the County Commissioners in October.

Activity Report – The Firewise work day on May 18th went very well. We had 8 volunteers and worked on 3 properties for about 4 hours. The FAB (Fire Adapted Bailey) presentation on May 4th was informative and well attended. No information on how the Harris Park gun range clean up went. It was the same day as our Firewise Community work day.

Building Report – A big thank you goes to Eric Whitcomb, Jeff DeBerry, and Pat McCrary for cleaning up the area by the old hay barn. Horse trailers and tractors can now be stored closer to the corral, opening up an area to rent for trailer storage. Karen sent a mass email to members advertising the availability of trailer rental space. The monthly fee is \$1.50 a foot including the hitch. Karen and Paul are storing their camper there. No one else has inquired about the space. Any rental income will go to building improvements and maintenance.

Pond Report – Fish delivery is scheduled for June 13th. The restoration of beaver ponds on our wetland area is scheduled to start sometime in July. We currently have 14 volunteers to help the Riparian Reconnect Group. We will need to contribute 200 volunteer hours to meet our commitment.

Corral Report – Helen stated that general maintenance is ongoing. Tim asked if anyone knows of someone who would be interested in the old barn wood.

Blog Report – Karen reported there were 265 hits, 3 new articles, 7 new pictures, and 1 new page for the month of May. That was slightly below average. Last month was a record high.

Old Business – Reminder that Crow Hill Insurance Shred-a-Thon is Saturday, June 22nd from 9:00 to 12:00. Annual Bailey Day is also the 22nd. FAB will be sharing a booth with Platte Canyon FD. They will be doing Laptop Code Red signups, collecting donations for road mitigation, and Firewise address sign making. Local Firewise communities will be listed on their banner including ECHPOA. John and Debi VanDoren are asking for volunteers to cover shifts. Please contact Paul Ellis if interested in volunteering.

Paul's email is PaulRobertEllis@aol.com (<mailto:PaulRobertEllis@aol.com>) or phone 720-903-0502

New Business – Membership Brochures and the Blog have been updated to include the offer of annual fishing permits to Park County residents for \$30.00 per badge. Park County first responders get their first badge free. Hopefully we will have enough volunteers on the 22nd to generate interest in our pond.

Motion to adjourn the meeting was made at 8:06 pm by Ed and seconded by Walt Wark.

Below is a link to the ECHPOA Treasurer's Report ending May 31, 2019.

<https://echpoa.files.wordpress.com/2019/06/treasurers-report-may-31-2019.pdf> (<https://echpoa.files.wordpress.com/2019/06/treasurers-report-may-31-2019.pdf>)

[BLOG AT WORDPRESS.COM](https://echpoa.wordpress.com)

Elk Creek Highlands Property Owners Association
Treasurer's Report
May 2019

	<u>Fish Fund</u>	<u>General Fund</u>	<u>Save Our Pond</u>	<u>TOTAL</u>
4/28/19 Checking Account	1,456.95	1,714.29	9,698.00	12,869.24
Income				
Corral Rent	-	349.73	-	349.73
Donations	-	-	170.00	170.00
Fishing Permits	100.00 (4)	-	-	100.00
Membership Dues	-	280.00 (3)	-	280.00
Trailer Storage Rent	-	54.00	-	54.00
Unit Rental	-	917.37	-	917.37
Total Income	<u>100.00</u>	<u>1,601.10</u>	<u>170.00</u>	<u>1,871.10</u>
Expense				
Meals and entertainment	-	83.90 (5)	-	83.90
Repairs & maintenance	51.38	20.85	-	72.23
Office Supplies	8.95	59.98	-	68.93
Trash Disposal	-	100.00	-	100.00
Utilities				
Electric	-	224.39	-	224.39
Natural Gas	-	90.68	-	90.68
Total Expense	<u>60.33</u>	<u>579.80</u>	<u>-</u>	<u>640.13</u>
Net Income	<u>39.67</u>	<u>1,021.30</u>	<u>170.00</u>	<u>1,230.97</u>
Loan Payment		700.00 (1)		700.00
5/29/19 Checking Account	<u>1,496.62</u>	<u>2,035.59</u>	<u>9,868.00 (2)</u>	<u>13,400.21</u>

(1) LOAN BALANCE

4/30/2019	2,800.00
Payment #7 of 10	700.00
5/31/2019	<u>2,100.00</u>

(2) Balance represents the following:

41 Community Member Donations	7,068.00
CO Division of Isaac Walton League of America	2,000.00
Fish Fund Transfer	800.00
	<u>9,868.00</u>

(3) 48 2019 Memberships through 5/31/2019

(4) 33 Membership purchases of 2019 fishing permits

(5) Lunch for Firewise volunteers

ECHPOA

July 3, 2019

ECHPOA MEETING MINUTES for July 3, 2019

The meeting was brought to order by President Paul Ellis at 7:05 pm.

Minutes from the June 5th meeting were handed out to be reviewed. There were no additions or corrections. Motion to accept the minutes was made by Kristin Barber and seconded by Walt Wark. The motion carried.

Treasurer's Report – Karen Ellis stated that the Fish Fund was down to \$480.00 after paying for the fish delivery on June 13th. Heather Prewitt verified that the association operates on a “shoe string.” There was a long discussion between the people in attendance about financial decisions made in the past two years and why. There was also discussion on ways to bring in more money, several maintenance needs, building rental, community property usage/events and the October deadline to present our progress to the Board of County Commissioners to facilitate approval of our \$50,000 grant application. We have garnered several partners, collected donations, and procured building rental income. In respect to the time taken for these discussions and the time needed for the rest of the meeting's agenda, it was suggested we schedule another meeting to address these topics further at a later date.

Activity Report – August 3rd was picked as our next community Firewise mitigation work day. Volunteers should meet at 9:00 am in front of the association building. Please bring saws, rakes, etc. Let Paul know if you know of anyone who needs help with mitigation. He will post a sign up sheet on the association building bulletin board. Also, forward any hours you have worked and expenses paid for mitigation on your own property to Paul so that it may be included with our certification application. A third work day will be scheduled at the August meeting.

Building Report – Thanks goes to Eric Whitcomb for removing large water tanks and concrete slabs from the association property and replacing some of the deck wood at no cost to us.

Pond Report – Liley Fisheries, Inc. delivered our fish on June 13th. Paul and Karen are working on securing a 3rd donation partner to Save Our Pond. The Riparian Reconnect and Colorado Open Lands Construction have obtained a \$40,000 grant just for restoration of our beaver ponds that were washed away in the floods of September 2013. They are asking the community to contribute \$5,000 cash and 5,000 hours of volunteer work to get this project done. The project is scheduled to begin in July. We already have 14 volunteers signed up. Paul feels that Isaac Walton, a Save Our Pond partner, might give us another donation for this restoration.

Corral Report – Helen Cook stated that they will be moving their three horses at the end of the month. Minor fence repairs have been done but major fencing is needed in the lower pasture along the willows. She thanked Mike Felix for the donated storage tents to the corral.

Blog Report – The ECHPOA Blog had 275 hits, 1 new article, 2 new pictures, and 1 new page. Number of hits are slightly lower than average.

Old Business – Bailey Day on June 22nd was a success. Karen and Paul gave 6 fishing passes to the Police Department and 6 to the Fire Department as a thank you for all they do. This will also help to fulfill our commitment to the County Commissioners by opening our pond up to the public which is intended to help with the approval of our grant application.

New Business – Karen pulled the mailing addresses for all 360 property owners from the Park County Assessor website and is current as of July 1st. She also created a postcard draft urging membership, donations, and volunteers. There was a discussion on when it would be best to send them out to our community.

Motion to adjourn the meeting was made at 8:56 pm.

Below is a link to the ECHPOA Treasurer's Report ending June 30, 2019.

<https://echpoa.files.wordpress.com/2019/07/treasurers-report-june-30-2019.pdf> (<https://echpoa.files.wordpress.com/2019/07/treasurers-report-june-30-2019.pdf>)

[BLOG AT WORDPRESS.COM.](https://echpoa.wordpress.com)

Elk Creek Highlands Property Owners Association
Treasurer's Report
June 2019

	<u>Fish Fund</u>	<u>General Fund</u>	<u>Save Our Pond</u>	<u>TOTAL</u>
5/29/19 Checking Account	1,496.62	2,035.59	9,868.00	13,400.21
Income				
Corral Rent	-	348.21	-	348.21
Fishing Permits	100.00 (4)	-	-	100.00
Membership Dues	-	160.00 (3)	-	160.00
Unit Rental	-	842.00	-	842.00
Total Income	<u>100.00</u>	<u>1,350.21</u>	<u>-</u>	<u>1,450.21</u>
Expense				
Fish Delivery	1,115.69	-	-	1,115.69
Utilities				
Electric	-	173.16	-	173.16
Natural Gas	-	69.99	-	69.99
Total Expense	<u>1,115.69</u>	<u>243.15</u>	<u>-</u>	<u>1,358.84</u>
Net Income	<u>(1,015.69)</u>	<u>1,107.06</u>	<u>-</u>	<u>91.37</u>
Loan Payment		700.00 (1)		700.00
6/30/19 Checking Account	<u>480.93</u>	<u>2,442.65</u>	<u>9,868.00 (2)</u>	<u>12,791.58</u>

(1) LOAN BALANCE

5/31/2019	2,100.00
Payment #8 of 10	700.00
6/30/2019	<u>1,400.00</u>

(2) Balance represents the following:

41 Community Member Donations	7,068.00
CO Division of Isaac Walton League of America	2,000.00
Fish Fund Transfer	800.00
	<u>9,868.00</u>

(3) 52 2019 Memberships through 6/30/2019

(4) 37 Membership purchases of 2019 fishing permits

August 7, 2019

ECHPOA MEETING MINUTES FOR August 7, 2019

The meeting was brought to order by President Paul Ellis at 7:03 pm.

Minutes from the July 3rd meeting were handed out to be reviewed. There were no additions or corrections. Motion to accept the minutes was made by Eric Whitcomb and seconded by Ed Montgomery. The motion carried.

Treasurer's Report – Karen Ellis stated that she would like to make a reversal entry for the insurance split she made this year. Members who purchase fishing badges pay \$40 for membership which goes into the General Fund and \$25 for the badges which goes into the Fish Fund. The \$25 was originally set up to specifically pay for restocking the pond with fish. Therefore, the General Fund should be used to pay the full Liability and Property Insurance costs and not be split. In 2017 we made an exception and voted to split the insurance because the fish fund had accumulated \$2,800 by the end of 2016 and the General Fund was down by quite a bit because we had to purchase water storage tanks for the horses, required by the state water commissioner, and repair on the horse shelter roofs, which came to about \$2,000. Karen feels that it was a mistake to split the insurance cost this year. The entry made in March was for \$735.74 taken out of the Fish Fund and \$1,042.26 taken out of the General Fund for a total of \$1,778.00. Karen recommends that \$735.74 be taken out of the General Fund and put back into the Fish Fund. After a short discussion on buying fish next summer, insurance premium due next March, and how we might add a separate horse fund to the treasurer's report, a motion to make this reversal entry was made by Tim Bradley and seconded by Eric. The motion carried.

Activity Report – Paul reported that the 2nd Firewise Community Work Day was held on Saturday, August 3rd. There were a total of 16 volunteers, who were divided into 3 groups, working on 3 different properties, who worked up to 5 hours each. Many thanks to all those that volunteered and to Dale and Walk Wark for donating the pastries! There were several people who stated that they knew of others needing help, a date was set for the 3rd Firewise Community Work Day to be held on Saturday, September 14th and to meet at the association building at 9 am. Paul stated that with the hours brought to his attention tonight, we might already have enough to be certified for 2019 and that new hours would only make the community safer. Heather Prewitt, Jodi Smith and Matt Dambrosky will work on Facebook and pushing the announcement out to other community websites.

Building Report – Paul contacted the county and discovered that because our community property is zoned as “residential” we are not allowed to rent trailer spaces. There was a short discussion on possibly offering the 3 available spaces as a free benefit for members and accepting donations. Many thanks to Eric who continues to make repairs to the deck and hand railings without charge. The discussion on the association building rental continued from last month's meeting. Luke Bagwell made a motion to immediately terminate the current rental agreement, Tom Prewitt seconded the motion, Paul tabled the motion as there were many people who complained that the subject was not fully discussed. Ed said there were more humane ways of evicting the current tenants. Matt said we need to retain that rental income as it has been our largest income stream. Karen said it was like cutting off one leg of a 3 legged stool right before the grant presentation we have been working on for 2.5 years. Paul said it was monthly income we could use to lease augmentation water if the grant fails and we are unable to purchase it. Mike Felix said we would have to make the building ADA (American's Disability Act) compliant if we revert back to community usage. Katrina Bagwell said she would want background checks on all renters. It was also discussed that the future rental income could be used for building and corral repairs along with going towards Save Our Pond funds. There was a long discussion about what the market rental amount could be. It was agreed that we should obtain 3 assessments from real estate agents and to determine what would need to be replaced and/or repaired should we raise the rent. Crystal Dambrosky, Luke and Katrina volunteered to find agents. Paul said he would work with the tenants to gain access.

Pond Report – Paul stated that this time last year the pond was down 25 inches. It is only down 5 inches this year. We are still planning on presenting our progress to the Board of County Commissioners for our \$50,000 grant application before the October deadline. This includes proof of rental income for our monetary “skin in the game” for the project, donation amounts received, number of partners obtained, and opening our pond recreation to Park County residents. Paul continues to work on 3 more possible donation partners. There are currently 75 community members that have either given a donation, written a support letter, AND/OR paid for fishing badges to help in our efforts to Save Our Pond. Many thanks again to Eric and Kristin Barber for taking care of the trash at the pond and feeding the fish. Heather reported that she had talked with Fire Chief Joe Burgett and he stated that even though they had money, it would not be able to be targeted for augmentation water for specific ponds. However, he was still willing to go with and support us during our grant application presentation. Tom asked if we made the pond deeper would that effect what we would have to pay for augmentation water, Paul explained it would not because the surface area is what is used to calculate evaporation. However, the pond level does have a part in that calculation because of the circumference change. Someone also mentioned that adding a dry fire hydrant may also help in our efforts to save our pond. Paul reported that FAB has formed a coalition to look into saving the ponds located in all the FAB communities, ours included. Matt mentioned that the Chamber of Commerce will be meeting at 7am on Tuesday, August 13th, at the Platte Canyon Fire Department. Dick Elsner will be attending who is one of the county commissioners we will be presenting our grant application to, plus real estate agents we could possibly ask to assess our building for rental income. Paul said he would definitely attend.

Corral Report – Helen Cook stated that another horse was hurt due to downed fencing in the lower pasture. Because the vet has not released her injured mare yet, her 3 horses have not been moved. She reported that they all have been working hard to fix what fences they can and a lot of their own money has been donated already. There was a discussion on many repair needs and lack of funding. Tim reported that he has been trying to sell the old barn wood to make money for new hay storage. Pat McCrary has purchased electric fencing material with solar power to fix the perimeter fencing and will present his receipts to the board for reimbursement. Katie Prewitt wanted to know why for months they have talked about the need for fence repair and nothing had been done. Paul explained he had obtained a list of needs from the corral boarders, had presented them with an itemized cost list, and was waiting on the corral group to present a priority list and work date picked. Katie insisted that the fence repair was the priority and her parents agreed. A date was set for volunteers to help build a fence along the willows for Saturday, August 24th and to meet at the corral parking lot at 9 am. This event will also be posted on Facebook. Heather made the comment that because Paul was in charge of so many projects; Firewise, Save Our Pond, Wetland restoration, Corral Representative, that he was unable to do a great job for any of them. Matt suggested that we assign a committee chair person to carry that burden for each area and he volunteered for the Pond.

Blog Report – Paul reported that the ECHPOA blog had 475 hits in July, which is well above average, 2 new articles were posted, 4 new pictures, and 2 new pages.

Old Business – Paul asked Jodi about the status of the postcard mailing. It was agreed that because there had been a discussion during the July meeting to possibly do an email Monkey Survey first, the postcard mailing was put on hold so that it could be discussed further and Jodi could ask for volunteers to help with mailing labels and printing during this meeting. Crystal volunteered to help Jodi with the labels. Katrina also volunteered to help. Jodi will contact Sarah Bowman to find out more details about the Monkey Survey process. After a short discussion it was decided to proceed with the postcards as soon as possible and send out a Monkey Survey afterwards. Heather stated that she is working on reinstating out 501C7 status which requires 3 years of income tax returns. She has complied 2017 and 2018 and is still working on 2019.

New Business – The Platte Canyon Fire Department now requires annual renewal of our Burn Permits for \$10 each. You will no longer need the permit # when reporting your campfire; they will need your address instead. Paul and Karen have renewed the permit for the association. The fire department does not charge organizations, only for personal properties. The Riparian Reconnect group is waiting for the run off to slow down before restoration of our beaver ponds. Tom suggested we have an End of the Year Pond Party, maybe free fishing for the kids, he volunteered to head up that committee.

Meeting was adjourned at 9:05 pm.

Below is a link to the ECHPOA Treasurer's Report ending July 31, 2019.

<https://echpoa.files.wordpress.com/2019/08/treasurers-report-july-31-2019.pdf> (<https://echpoa.files.wordpress.com/2019/08/treasurers-report-july-31-2019.pdf>)

[BLOG AT WORDPRESS.COM.](https://echpoa.wordpress.com)

Elk Creek Highlands Property Owners Association
Treasurer's Report
July 2019

	<u>Fish Fund</u>	<u>General Fund</u>	<u>Save Our Pond</u>	<u>TOTAL</u>
6/30/19 Checking Account	480.93	2,442.65	9,868.00	12,791.58
Income				
Corral Rent	-	424.84	-	424.84
Donations	-	-	115.00	115.00
Fishing Permits	85.00 (4)	-	-	85.00
Fish Food Vending	89.25	-	-	89.25
Membership Dues	-	160.00 (3)	-	160.00
Trailer Storage Rent	-	36.00	-	36.00
Unit Rental	-	827.04	-	827.04
Total Income	<u>174.25</u>	<u>1,447.88</u>	<u>115.00</u>	<u>1,737.13</u>
Expense				
Utilities				
Electric	-	98.08	-	98.08
Natural Gas	-	53.95	-	53.95
Total Expense	<u>-</u>	<u>152.03</u>	<u>-</u>	<u>152.03</u>
Net Income	<u>174.25</u>	<u>1,295.85</u>	<u>115.00</u>	<u>1,585.10</u>
Loan Payment		700.00 (1)		700.00
7/31/19 Checking Account	<u>655.18</u>	<u>3,038.50</u>	<u>9,983.00 (2)</u>	<u>13,676.68</u>

(1) LOAN BALANCE

6/30/2019	1,400.00
Payment #9 of 10	700.00
7/31/2019	<u>700.00</u>

(2) Balance represents the following:

42 Community Member Donations	7,183.00
CO Division of Isaac Walton League of America	2,000.00
Fish Fund Transfer	800.00
	<u>9,983.00</u>

(3) 56 2019 Memberships through 7/31/2019

(4) 40 Membership purchases of 2019 fishing permits

Meeting Minutes for ECHPOA

September 4, 2019

The meeting was brought to order by President Paul Ellis at 6:59.

Minutes from August 7, 2019 were handed out to be reviewed. Corrections include: Heather Prewitt suggest changes under the Building Report, (1) remove "Luke Bagwell made a motion ... current rental agreement and replace with "Heather Prewitt moved to give notice to the current renters of the association building"; (2) under Building Report, last line, add "Matt Dambrosky stated he was not familiar with the financial data. Motion to accept the minutes as amended was made by Ed Montgomery and seconded by Greg Clarkson. The motion carried.

Treasurer's Report There were several questions regarding payment to Patrick McCrary for fencing materials. Paul stated that Patrick was paid for all submitted receipts. Also questions about the IOBY fund raising account and when it ends. Paul stated you could go to www.IOBY and search for "Save Our Pond" to locate the website and that the site was scheduled to end in October but could be rescheduled before that time. Motion to accept the report was made by Ed and seconded by Heather Prewitt.

Activity Report The corral work day was very successful. Good turnout of volunteers. Thanks to Tom for providing water, snacks, and sandwiches. The group worked about 5 hours. Remember Firewise work day coming up Saturday, September 14th. Anyone wanting assistance or needing help with mitigation can contact Paul Ellis at paulrobertellis@aol.com. We need a minimum of an complete description of what mitigation would be needed or BEST CASE the person needing or wanting help should be present to provide guidance while a team helps mitigate the property.

Building Report Crystal Dambrosky contacted three local realtors to give a verbal estimate on rental fees for upstairs efficiency apartment. All three estimates were similar with the average of about \$816.00 a month. Cyndie Sherriff made a motion to give current tenants 30 days notice to leave. The motion was seconded by Teresa Morton. After discussion it was felt it was a very short notice. The vote was 5 for the notice and 8 against. The motion failed After discussion, Luke Bagwell made a second motion to expand the time to 6 months from October 1st to March 31st. Teresa seconded the motion. The motion passed. Cyndie also made a motion to increase the rent from \$700.00 a month to \$816.00 a month starting October 1st. The motion was seconded by Heather. The motion carried. Cyndie made a motion that all utilities be paid by the renter. Teresa seconded the motion. The vote was 7 for and 3 against. Cyndie made a motion that all late fees should be enforced and collected. Heather seconded the motion. The motion carried. Luke would like to see all late payments come to our attention at general meetings.

Pond Report Paul stated the pond is one foot higher then on this date last year. The dock will be pulled out for the winter on Friday at 9:30. Paul has gotten two more business partners to come on board for the Save the Pond fund. The county commissioners meet in October and Paul will again present a power point showing progress made since last year. Cyndie stated that as stated in the ECHPOA articles of incorporation and in the ECHPOA bylaws, the pond cannot be opened to all Park County residents.

Corral Report Helen Cook stated she will pay for the month of September even if her horses are not there for the whole month. Paul does have an application from someone who is interested in boarding two horses, but the person does not have horses, yet. The water gotten in Bailey has been limited to

500 gallons per day. Apparently there are some mechanical issues. The next closest place to obtain water is in Kittredge. Cyndie made a motion to create a line item for the corral. Luke seconded it. The motion carried. The horse owners were very pleased with the community help on fencing project. Heather will post pictures on facebook.

Blog Report Heather reported that 5 or 6 new items/pages were posted.

Old Business Jodi Smith said it seemed premature to do the Monkey Survey so it is put on hold for now. The Riparian Reconnect project has been delayed to next year while they work on Army Corp of Engineers permits and work with the state water commissioner for our area. Tom knows someone who can supply beavers once the project is complete. Helen Cook said she talked with representatives from Harris Park that came to visit the horse corral. One was the president of the Harris Park (HP) HOA. Apparently, HP has water (possibly augmentation) rights that they are not using. If they do not use them they may lose them. The state water commissioner suggested they investigate working with us. Paul said he would contact the president of HP HOA and begin a discussion. Paul also mentioned that we had started discussions with HP HOA about a year ago, but communications broke down.

New Business

Cyndie presented financial data that she stated was inappropriate and included misspent funds.

Two board members have resigned. They include Karen Ellis resigned earlier and Tim Bradley resigned at the meeting. Thanks for all you have done. Paul took nominations to appoint interim board members to fill the empty positions

Heather Prewitt was nominated to be an interim board member and seconded from the floor. She was installed by a unanimous vote from the three remaining board members

Cyndie Sherriff was nominated to be an interim board member and seconded from the floor. She was installed by a unanimous vote from the three remaining board members.

Felix Beall said he would not be able to be a director next year due to family commitments. During the resulting (supportive) discussion he agreed to step down immediately in order to spend more time with family.

Luke Bagwell was nominated to be an interim board member and seconded from the floor. He was installed by a vote of the board members.

At the end of the meeting the board members voted unanimously to have Heather Prewitt become ECHPOA Treasurer until February 5, 2020 and to have Cyndie Sherriff to become interim Secretary until February 5, 2020 and to have Luke Bagwell to become interim Vice President until February 5, 2020. At that time elections of new board members will have been completed.

Thank you and welcome new board members.

The board will pursue information on assessments of all properties in Elk Creek Highlands and Elk Creek Meadows. Luke Bagwell and Jodie Gagnon will lead the effort.

The meeting was adjourned at 9:35.

Elk Creek Highlands/Meadows Property Owners Association
Treasurer's Report
August 2019

	<u>Fish Fund</u>	<u>General Fund</u>	<u>Save Our Pond</u>	<u>TOTAL</u>
7/31/2019 Checking Account	655.18	3,038.50	9,983.00	13,676.68
Income				
Corral Rent	-	100.00	-	100.00
Donations	-	-	55.00	55.00
Fishing Permits	25.00 (4)	-	-	25.00
Fish Food Vending	24.00	-	-	24.00
Membership Dues	-	120.00 (3)	-	120.00
Trailer Storage Rent	-	-	-	-
Unit Rental	-	800.00	-	800.00
Total Income	<u>49.00</u>	<u>1,020.00</u>	<u>55.00</u>	<u>1,124.00</u>
Expense				
Groundskeeping	-	836.69 (5)	-	836.69
Meals and entertainment	-	-	-	-
Repairs & maintenance	-	-	-	-
Trash Disposal	-	-	-	-
Office Supplies	-	-	-	-
Fish Delivery	-	-	-	-
Property Insurance	(735.74)	735.74 (6)	-	-
Property Taxes	-	-	-	-
Utilities				
Electric	-	84.32	-	84.32
Natural Gas	-	- (7)	-	-
Total Expense	<u>(735.74)</u>	<u>1,656.75</u>	<u>-</u>	<u>921.01</u>
Net Income	<u>784.74</u>	<u>(636.75)</u>	<u>55.00</u>	<u>202.99</u>
Loan Payment		700.00 (1)		700.00
8/31/2019 Checking Account	<u><u>1,439.92</u></u>	<u><u>1,701.75</u></u>	<u><u>10,038.00</u></u> (2)	<u><u>13,179.67</u></u>

(1) LOAN BALANCE

7/31/2019	700.00
Payment #10 of 10	700.00
8/31/2019	<u>-</u>

(2) Balance represents the following:

43 Community Member Donations	7,238.00	
CO Division of Isaac Walton League of America	2,000.00	
Fish Fund Transfer	800.00	
	<u>10,038.00</u>	<u>IOBY Donations:</u>
		<u>\$970.00</u>

(3) 59 2019 Memberships through 8/31/2019

(4) 41 Membership purchases of 2019 fishing permits

(5) \$836.69 corral fencing 8/11/19 + \$242.10 grass seed 4/7/19 = \$1,078.79 for corral repairs YTD

(6) Reversal entry for property insurance split-meeting 8/7/2019

(7) Changed Bill Pay to Auto Withdrawal, will be on next month

Meeting Minutes for ECHPOA

October 2, 2019

The meeting was brought to order by President Paul Ellis at 7:07. Those in attendance: Cyndie Sherriff, Luke Bagwell, Dale Wark, Sarah Bowman, Crystal Dambrosky, Kay O'Connor, Libby Henits, Walter Wark, attendee: signature un-readable, Mike Felix, Tom Prewitt, Teresa Morton.

Roll call was taken by Paul Ellis:

Paul Ellis __X__ Luke Bagwell __X__ Heather Prewitt __X__ Cyndie Sherriff __X__ Dale Wark __X__

Cyndie motioned to approve the minutes as presented from September 9, 2019. Luke seconded the motion, there was no discussion. Motion carried.

Paul moved to approve the special director's meeting minutes from September 18, 2019, Heather seconded the motion, there was some discussion and no corrections were made to the minutes. Motion carried.

President's Report: Paul reported that he would like to continue in his position at this time.

Vice President Report: Luke provided information from attorney Douglas Turner regarding the charging of special assessments and/or assessments in general. This was informational at this time and no decision was made by the Board regarding assessments. Discussion occurred regarding pond issues and water rights in relation to assessments. HASP was discussed regarding yearly payments (\$7,700 per year or \$77,000 for the whole payment plus a yearly fee).

Treasurer Report: Heather presented the details of the new reports and the addition of the corral line item, this included discussion regarding the insurance and taxes for the corral. The fish fund was discussed including the shortage of income in that fund. Other fish items were discussed concerning the health of the fish and the ordering of more fish in the future.

Membership Report: Cyndie presented the membership report 67 members with 1 pending. Dale mentioned that there were no brochures available at the bulletin boards at 47 and Miner's Way. Cyndie will print the brochures and replace them and will check about pricing for professionally printed brochures.

Building Report: Paul reviewed the new lease and the process that was used to put the lease together. Heather motioned to authorize Paul to sign the lease, Luke seconded the motion. Discussion occurred concerning acquiring a background check on the current tenants. After further discussion it was determined that because they are current tenants what would we do with background check information at this time? Motion carried.

Heather motioned to inspect the property prior to the new lease starting in November, Cyndie seconded the motion. Discussion occurred concerning the over-all condition of the property, Cyndie volunteered to accompany Paul on the inspection, Paul will co-ordinate the date. Motion carries.

Pond Report Paul stated the pond is one 5 inches higher then on this date last year. It was noted that the pond levels were going down last year starting in June; due to rains etc. this did not happen until August this year. The fish feeders remain up until the pond freezes and an inventory of the fish food will

happen before purchasing next year. Paul will be removing a large rock from the pond that is now exposed as the dock hangs up on it when the water goes down. The dock came out with no problems.

Corral Report Heather stated that the electric fence needs to be installed. The roofs of 1 horse shelter and hay storage are in need of attention. Discussion occurred concerning water and the transporting of water and the possibility of the POA reimbursing those costs. Bailey Water & Sewer (where we currently purchase our horse water) are working on repairs to their system and hope to remove the amount you are able to purchase. There are currently 7 horses in the corral; the other slot is not really available because of lack of hay storage. Discussion occurred regarding the current fee structure and the grandfathering in of current horses. No changes were made at this time concerning fees.

Website Report Heather reported on the template we are now using and additions to the blog and Facebook .

Firewise: Paul turned in the renewal for the Firewise community designation, we should be approved. The new membership year starts January 1, 2020. Paul encouraged everyone to turn in how many bags of leaves/pine needles and mowing hours performed on your property.

Old Business Paul updated us on the acquiring of Harris Park water rights and presented a synopsis of the history of this issue. Paul spoke with Harris Park recently regarding augmentation rights; Harris Park is consulting their attorney regarding this issue. Paul also contacted Ducks Unlimited, this is pending a response.

Heather motioned to hire an attorney to represent ECHPOA in the water rights issues. Luke seconded. Discussion occurred regarding the details of hiring of an attorney. Luke will reach out to 3 water attorneys and obtain hourly rates and retainers.

It was agreed that the current motion on the floor and that the 2nd motion regarding the amount of funds that could be spent on an attorney would be tabled. Both of these motions will be revisited and potentially picked up off of the table at the November meeting.

There was also discussion by the board regarding the cost of the installation of the flume for the pond (\$3,500 for two flumes) and one new staff gauge (up to \$500). These items provide the State with accurate measurements of water entering and leaving our pond and on the rate of evaporation. Paul mentioned that the installation of these items would demonstrate to the State forward progress and may help us gain more time to gain water rights etc. It was also noted that it would be helpful if Paul could cross-train at least one other person to take measurements and learn about maintaining the pond.

New Business: Paul discussed the presentation to the Board of County Commissioners (BOCC), we have not met the guidelines put forth by the BOCC and Paul did not think that presenting to the BOCC would be appropriate at this time. The ECHPOA Board was in agreement with this decision.

The lack of restroom facilities for the boarders at the corral was brought up. There was much discussion with the potential of acquiring an outhouse. Could we even have one (would the county allow it), would it be vandalized, maintaining it during the snowy season and other items were brought up. It was the consensus of those present including one corral member that the boarders would prefer to NOT spend the money on an outhouse and wait until the tenants leave in March. No motions were made.

Heather motioned that there be the formation of committees for the Pond, membership, the building and the corral. Luke seconded the motion. Luke volunteered to be on the pond committee, Crystal

Dombrosky and Teresa Morton will be on the membership committee, Heather and Paul will be on the building committee beginning in March. Motion passed.

Meeting adjourned 9:10

Elk Creek Highlands Property Owners Association
Profit & Loss
September 2019

	<u>Sep 19</u>	<u>Jan - Sep 19</u>
Beginning Checking Balance	13,179.67	12,490.67
Income		
Donations	115.00	1,540.00
Firewise	-	40.00
Membership Dues	360.00	2,360.00
Rent Utilities	70.17	2,027.19
Trailer Storage Rent	-	190.00
Unit Rental	699.83	6,301.76
Corral Rent	715.00	3,201.50
Fish Permit	75.00	935.00
Fish Vending Income	-	113.25
Total Income	<u>2,035.00</u>	<u>16,708.70</u>
Expense		
Fish Delivery	-	1,115.69
Dues & Subscriptions	-	98.00
Insurance Expense	-	1,778.00
Meals and Entertainment	-	83.90
Office Supplies	176.54	245.47
Property Taxes	-	1,094.70
Repairs and Maintenance	-	1,366.39
Signs- Firewise	-	50.00
Trash Disposal	-	100.00
Electric	84.56	1,776.49
Natural Gas	53.95	991.11
Total Expense	<u>315.05</u>	<u>8,699.75</u>
Net Income	1,719.95	8,008.95
 Loan Payment		 5,600.00
 Ending Checking Balance	 14,899.62	 14,899.62

Elk Creek Highlands Property Owners Association
Profit & Loss- General Fund
September 2019

	General Fund	
	Sep 19	Jan - Sep 19
Beginning Checking Balance	(410.19)	1,266.40
Income		
Donations	60.00	60.00
Firewise	-	40.00
Membership Dues	360.00	2,360.00
Rent Utilities	70.17	1,431.59
Trailer Storage Rent	-	190.00
Unit Rental	699.83	6,301.76
Total Income	1,190.00	10,383.35
Expense		
Dues & Subscriptions	-	98.00
Insurance Expense	-	1,778.00
Meals and Entertainment	-	83.90
Office Supplies	176.54	236.52
Property Taxes	-	892.72
Repairs and Maintenance	-	236.22
Signs- Firewise	-	50.00
Trash Disposal	-	100.00
Electric	84.56	1,118.52
Natural Gas	53.95	991.11
Total Expense	315.05	5,584.99
Net Income	874.95	4,798.36
 Loan Payment	 -	 5,600.00
 Ending Checking Balance	 464.76	 464.76

Elk Creek Highlands Property Owners Association
Profit & Loss- Corral Fund
September 2019

	Corral Group	
	Sep 19	Jan - Sep 19
Beginning Checking Balance	2,111.94	900.00
Income		
Corral Rent	715.00	3,201.50
Rent Utilities	-	595.60
Total Income	715.00	3,797.10
Expense		
Property Taxes	-	133.40
Repairs and Maintenance	-	1,078.79
Electric	-	657.97
Total Expense	-	1,870.16
Net Income	715.00	1,926.94
Ending Checking Balance	2,826.94	2,826.94

Elk Creek Highlands Property Owners Association
Profit & Loss- Fish Fund
September 2019

	Fish Fund (Pond Fund)	
	Sep 19	Jan - Sep 19
Beginning Checking Balance	1,439.92	1,711.27
Income		
Fish Food Vending	-	113.25
Fishing Permits	75.00	935.00
Total Income	75.00	1,048.25
Expense		
Fish Delivery	-	1,115.69
Office Supplies	-	8.95
Property Taxes	-	68.58
Repairs and Maintenance	-	51.38
Total Expense	-	1,244.60
Net Income	75.00	(196.35)
Ending Checking Balance	1,514.92	1,514.92

Elk Creek Highlands Property Owners Association
Profit & Loss- Save Our Pond
September 2019

	Save Our Pond (Pond Fund)	
	Sep 19	Jan - Sep 19
Beginning Checking Balance	10,038.00	8,613.00
Income		
Donations	55.00	1,480.00
Total Income	55.00	1,480.00
Ending Checking Balance	10,093.00	10,093.00

Meeting Minutes for ECHPOA

November 6, 2019

The meeting was brought to order by Vice President Luke Bagwell at 6:59. Those in attendance: Cyndie Sherriff, Luke Bagwell, Everette Klansky, Debra Klansky, Meg Wood, Crystal Dambrosky, Katie Bagwell, Jodi Smith, Ted Stein, Mike Felix, Heather Prewitt, Katie Prewitt, Teresa Morton.

Roll call was taken by Cyndie Sherriff:

Paul Ellis __A__ Luke Bagwell __X__ Heather Prewitt __X__ Cyndie Sherriff __X__ Dale Wark __A__

Joe Burgett presented information regarding the installation of a dry hydrant for the pond. Our pond has adequate refill and depth for the addition of a dry hydrant. This addition will make our pond better for fire department usage. The cost for the materials would be covered by the fire department; only one dry hydrant would be installed. Installation is best when the pond is at its lowest. The prep work/engineering for the dry hydrant would be covered by the POA.

One member asked a question regarding CPR classes given by the Platte Canyon Fire Department, the cost to the public is \$17 per person and this class could be offered to the ECHPOA.

Cyndie read the minutes from Oct 2, 2019. Luke motioned to accept the minute Teresa Morton seconded, there was no discussion. Motion carried.

President's Report: None

Vice President Report: Luke provided information from 3 water attorneys all would provide a free consultation with hourly rates ranging from \$250-\$350, only one attorney required \$1500 retainer the others were pay as services were rendered. Luke also went through many foundational documents in the basement of the POA building and gave a short review of this information.

Treasurer Report: Heather reviewed recent income received and presented the 2016/2017/2018 990s that will be sent into the IRS as foundational work to re-instate our 501(c)7.

Membership Report: Cyndie presented the membership report 67. Cyndie also reviewed the results of the building inspection.

Building Report: This was covered in the membership report. It was noted that the window trim needs to be completed, sliding glass doors to be repaired or replaced.

Pond Report Luke stated the pond is/was frozen yet thawing at the edges. Luke transitioned with Paul and discussion occurred regarding Tim Buckley our contact at CDW.

Corral Report The barn roofs were discussed again and then need for repairs. Additionally, the electric fence needs to be installed. A corral day is needed to accomplish these tasks, the funding for the corral was also discussed.

Website Report Nothing to report.

Firewise: The ECHPOA was renewed as a Firewise community.

Old Business: Discussion occurred concerning the Harris Park water storage rights and the pond in general. It was decided at this time that the Board would table the 2 motions to hire an attorney and the amount to be spent on an attorney; these would be tabled until January.

New Business: Heather mentioned that someone had contacted the POA regarding an online bulletin board, at this time this was not going to be pursued.

Heather motioned to consider the closing out or continuing the fundraiser for the pond through "In my Backyard", Cyndie seconded the motion. Small discussion occurred; there was just over \$900 in this account, this fundraiser has stalled out therefore the Board decided to close out this account.

Paul Ellis_A__Luke Bagwell_X__Heather Prewitt__X__Cyndie Sherriff_X__Dale Wark__A__

Heather motioned to spend up to \$3500 to purchase two flumes for water monitoring purposes for the pond, Cyndie seconded. Discussion occurred with the members and the consensus was that the expenditure would be approved for purchase and installation in the Spring. Motion carries.

Paul Ellis_A__Luke Bagwell_X__Heather Prewitt__X__Cyndie Sherriff_X__Dale Wark__A__

Heather motioned to spend up to \$500 to purchase a new staff gauge for water monitoring purposes for the pond, Cyndie seconded. Discussion occurred with the members and the consensus was that the expenditure would be approved for purchase and installation in the Spring. Motion carries.

Paul Ellis_A__Luke Bagwell_X__Heather Prewitt__X__Cyndie Sherriff_X__Dale Wark__A__

Cyndie motioned to accept the resignations of Paul Ellis and Dale Wark. Luke seconded the motion. Discussion occurred, Paul submitted his resignation via email Oct. 31, 2019 he no longer owns property in ECHPOA. Dale Wark submitted her resignation via email on Nov. 6, 2019 she no longer wanted to serve and requested removal from the bank account. Motion carries.

Paul Ellis_A__Luke Bagwell_X__Heather Prewitt__X__Cyndie Sherriff_X__Dale Wark__A__

Crystal Dombrosky and Jodi Smith volunteered to serve as interim Board Director and Vice President respectively. Luke Bagwell will accept the role of President. The Board appointed these members to these positions.

The Board asked for nominations for the 2020 year. Crystal suggested that we hold a Special Director's meeting for the purpose of gathering nominations for the 2020 ECHPOA Board. The date was set for November 21, 2020 from 6-7pm location TBD, Cyndie will send out notice.

Heather motioned to create an "early bird" membership price for December. Cyndie seconded. Discussion occurred concerning the price, it was decided that the "early bird" price would be \$60 for an all-inclusive membership for 2020, with anticipation of the 2020 year to be \$65. Motion carries.

Luke Bagwell_X__Heather Prewitt__X__Cyndie Sherriff_X__

Meeting adjourned 9:18

Elk Creek Highlands Property Owners Association
Profit & Loss
October 2019

	<u>Oct 19</u>	<u>Jan - Oct 19</u>
Beginning Checking Balance	14,899.62	12,490.67
Income		
Donations	-	1,540.00
Firewise	-	40.00
Membership Dues	-	2,360.00
Rent Utilities	73.01	2,100.20
Trailer Storage Rent	-	190.00
Unit Rental	700.00	7,001.76
Corral Rent	100.00	3,301.50
Fish Permit	-	935.00
Fish Vending Income	24.25	137.50
Total Income	<u>897.26</u>	<u>17,605.96</u>
Expense		
Fish Delivery	-	1,115.69
Dues & Subscriptions	1.50	99.50
Insurance Expense	-	1,778.00
Meals and Entertainment	-	83.90
Office Supplies	-	245.47
Property Taxes	-	1,094.70
Repairs and Maintenance	-	1,366.39
Signs- Firewise	-	50.00
Trash Disposal	-	100.00
Electric	81.39	1,857.88
Natural Gas	53.95	1,045.06
Total Expense	<u>136.84</u>	<u>8,836.59</u>
Net Income	760.42	8,769.37
 Loan Payment		 5,600.00
 Ending Checking Balance	 15,660.04	 15,660.04

Elk Creek Highlands Property Owners Association
Profit & Loss- General Fund
October 2019

	General Fund	
	Oct 19	Jan - Oct 19
Beginning Checking Balance	464.76	1,266.40
Income		
Donations	-	60.00
Firewise	-	40.00
Membership Dues	-	2,360.00
Rent Utilities	73.01	1,504.60
Trailer Storage Rent	-	190.00
Unit Rental	700.00	7,001.76
Total Income	773.01	11,156.36
Expense		
Dues & Subscriptions	1.50	99.50
Insurance Expense	-	1,778.00
Meals and Entertainment	-	83.90
Office Supplies	-	236.52
Property Taxes	-	892.72
Repairs and Maintenance	-	236.22
Signs- Firewise	-	50.00
Trash Disposal	-	100.00
Electric	81.39	1,199.91
Natural Gas	53.95	1,045.06
Total Expense	136.84	5,721.83
Net Income	636.17	5,434.53
 Loan Payment	 -	 5,600.00
 Ending Checking Balance	 1,100.93	 1,100.93

Elk Creek Highlands Property Owners Association
Profit & Loss- Corral Fund
October 2019

	Corral Group	
	Oct 19	Jan - Oct 19
Beginning Checking Balance	2,826.94	900.00
Income		
Corral Rent	100.00	3,301.50
Rent Utilities	-	595.60
Total Income	100.00	3,897.10
Expense		
Property Taxes	-	133.40
Repairs and Maintenance	-	1,078.79
Electric	-	657.97
Total Expense	-	1,870.16
Net Income	100.00	2,026.94
Ending Checking Balance	2,926.94	2,926.94

Elk Creek Highlands Property Owners Association
Profit & Loss- Fish Fund
October 2019

	Fish Fund (Pond Fund)	
	Oct 19	Jan - Oct 19
Beginning Checking Balance	1,514.92	1,711.27
Income		
Fish Food Vending	24.25	137.50
Fishing Permits	-	935.00
Total Income	24.25	1,072.50
Expense		
Fish Delivery	-	1,115.69
Office Supplies	-	8.95
Property Taxes	-	68.58
Repairs and Maintenance	-	51.38
Total Expense	-	1,244.60
Net Income	24.25	(172.10)
Ending Checking Balance	1,539.17	1,539.17

Elk Creek Highlands Property Owners Association
Profit & Loss- Save Our Pond
October 2019

	Save Our Pond (Pond Fund)	
	Oct 19	Jan - Oct 19
Beginning Checking Balance	10,093.00	8,613.00
Income		
Donations	-	1,480.00
Total Income	-	1,480.00
Ending Checking Balance	10,093.00	10,093.00

NOTICE!

SPECIAL MEETING OF THE

Board of Directors ECHPOA

November 21, 2019

6:00-7:00pm

LOCATION: Platte Canyon Fire Station

153 Delwood Dr. Bailey

The purpose of this meeting and the only matter to be discussed is the nominations for the 2020 ECHPOA Board. All members/property owners are welcome to attend. Agenda will be posted to the website.

<https://echpoa.wordpress.com/>

Board of Directors meeting Minutes Nov. 21, 2019

Meeting attended by Cyndie Sherriff, Tom Prewitt, Teresa Morton, Jodi Smith, Heather Prewitt, Crystal Dombrosky and Luke Bagwell

The meeting was called to order at 6:08 by Luke Bagwell.

Roll call: Luke Bagwell -Present, Heather Prewitt-Present, Cyndie Sherriff- Present, Crystal Dombrosky-Present, Jodi Smith-Absent

Cyndie motioned to accept nominations for the ECHPOA 2020 board, Heather seconded the motion:

LB_X__HP_X__CS_X__CD_X__JS_X__

Motion passes

Those nominated:

Teresa Morton

Cyndie Sherriff

Heather Prewitt

Luke Bagwell

Jodi Hall

Crystal Dombrosky

Meeting adjourned 6:15

Meeting Minutes for ECHPOA

December 4, 2019

The meeting was brought to order by President Luke Bagwell at 7:04. Those in attendance: Cyndie Sherriff, Luke Bagwell, Everette Klansky, Debra Klansky, Meg Wood, Crystal Dambrosky, Michelle Nortnick, Heather Prewitt, Katie Prewitt, Teresa Morton, Tom Prewitt, Tim Stein.

Roll call was taken by Cyndie Sherriff:

Luke Bagwell __X__ Heather Prewitt __X__ Cyndie Sherriff __X__ Crystal Dambrosky __X__ Jodi Smith __A__

Cyndie Sherriff moved to accept the minutes from November 6 and 21, 2019, the motion was seconded by Luke Bagwell, it was noted that a correction needed to be made to Crystal Dambrosky's last name to correct a spelling error. The minutes were approved with correction.

Luke Bagwell __X__ Heather Prewitt __X__ Cyndie Sherriff __X__ Crystal Dambrosky __X__ Jodi Smith __A__

President's Report: Luke reported that at this time Harris Park Water Metropolitan district has no interest in giving or selling any water rights until it is forced by the State.

Vice President Report: No Report

Treasurer Report: Heather reported on donations from IOBY \$900, 100% of the building utilities were paid. Treasures report attached.

Secretary Report: Cyndie Sherriff presented the "early bird membership" total was 3, these are renewed members; Cyndie also mentioned that the bulletin board at Ranch Way and 47 had fallen.

Building Report: Heather reported that she went to the Post Office and asked about the keys to the box and the lack of mail. We currently have only one key to the box, the Post office does not give us fliers etc., because we are a POA.

Membership Report: There are 4 membership events planned for 2020: Feb 9-Skate the Lake with Ice Fishing, June/July Fishing contest, BBQ with Firewise day in the AM, Trunk or Treat/Haunted Basement and Holiday Cookie fest Dec 13. There was some discussion that occurred with/by members for more ideas for event and benefits of being a POA member. Michelle Nortnik volunteered to help with social media.

Pond Report Luke stated the pond is frozen and that the fish would be fed when the ice is off.

Corral Report Several members volunteered to repair the roof on one of the three sided sheds with materials available on POA property or will be donated. A Quonset hut has been donated to the corral and will be installed for hay storage.

Website Report Discussion occurred concerning the website platform and domain name. When the permanent board is in place (January) purchasing the domain name and decisions regarding website platforms will be made.

Firewise: Matt Dambrosky will attend the Dec. 11 meeting, Luke volunteered to be a liaison to Fire Adaptive Bailey.

Old Business: There was a review of information provided by Joe Burgett. Heather Prewitt motioned to approve the installation of a dry hydrant in the pond for \$500, Teresa seconded the motion discussion occurred, the motion passed.

Luke Bagwell__X__Heather Prewitt__X__Cyndie Sherriff__X__Crystal Dambrosky__X__Jodi Smith__A__

Heather Prewitt reviewed the funds raised by In My Backyard for the pond, see attached report.

New Business:

A summary report was presented of the meeting with Tim Buckley Water Commissioner District 80, see attached.

Cyndie presented some information regarding our Private Lake license, costs and requirements to reinstate the license. This was informational at this point and no decisions were made.

The ballot, nominations and election process were discussed for the 2020 ECHPOA Board. Heather Prewitt motioned to use an electronic election platform, Crystal Dambrosky seconded discussion occurred, motion passed.

Luke Bagwell__X__Heather Prewitt__X__Cyndie Sherriff__X__Crystal Dambrosky__X__Jodi Smith__A__

Cyndie Sherriff motioned to hold the next meeting on January 8, 2020, Heather Prewitt seconded motion passed.

Luke Bagwell__X__Heather Prewitt__X__Cyndie Sherriff__X__Crystal Dambrosky__X__Jodi Smith__A__

The working budget was reviewed, Membership has requested \$160 for some banners, \$140 for mailers, \$20 for burn permits for the building and the pond and \$75 for Porta-Potty rental for the February ice skating/ice fishing event.

Meeting adjourned 8:56

Elk Creek Highlands Property Owners Association
Profit & Loss
November 2019

	Nov 19	Jan - Nov 19
Beginning Checking Balance	15,660.04	12,490.67
Income		
Donations	1,165.22	2,705.22
Firewise	-	40.00
Membership Dues	165.00	2,525.00
Rent Utilities	250.35	2,350.55
Trailer Storage Rent	-	190.00
Unit Rental	844.07	7,845.83
Corral Rent	464.88	3,766.38
Fish Permit	-	935.00
Fish Vending Income	-	137.50
Total Income	2,889.52	20,495.48
Expense		
Fish Delivery	-	1,115.69
Dues & Subscriptions	122.20	221.70
Insurance Expense	-	1,778.00
Meals and Entertainment	-	83.90
Office Supplies	-	245.47
Property Taxes	-	1,094.70
Repairs and Maintenance	155.00	1,521.39
Signs- Firewise	-	50.00
Trash Disposal	-	100.00
Electric	238.50	2,096.38
Natural Gas	69.89	1,114.95
Total Expense	585.59	9,422.18
Net Income	2,303.93	11,073.30
 Loan Payment		5,600.00
 Ending Checking Balance	17,963.97	17,963.97

Elk Creek Highlands Property Owners Association
Profit & Loss- General Fund

~~October~~ 2019
November

	General Fund	
	Nov 19	Jan - Nov 19
Beginning Checking Balance	1,075.93	1,241.40
Income		
Donations	145.21	205.21
Firewise	-	40.00
Membership Dues	165.00	2,525.00
Rent Utilities	205.23	1,709.83
Trailer Storage Rent	-	190.00
Unit Rental	844.07	7,845.83
Total Income	1,359.51	12,515.87
Expense		
Dues & Subscriptions	5.60	105.10
Insurance Expense	-	1,778.00
Meals and Entertainment	-	83.90
Office Supplies	-	236.52
Property Taxes	-	892.72
Repairs and Maintenance	-	236.22
Signs- Firewise	-	50.00
Trash Disposal	-	100.00
Electric	193.38	1,393.29
Natural Gas	69.89	1,114.95
Total Expense	268.87	5,990.70
Net Income	1,090.64	6,525.17
 Loan Payment	 -	 5,600.00
 Ending Checking Balance	 2,166.57	 2,166.57
Tenant Security Deposit	(58.00)	(116.00)
Non-refundable security deposit	(58.00)	(116.00)
Available Cash		1,934.57

Elk Creek Highlands Property Owners Association
Profit & Loss- Corral Fund
November 2019

	Corral Group	
	Nov 19	Jan - Nov 19
Beginning Checking Balance	2,926.94	900.00
Income		
Corral Rent	464.88	3,766.38
Rent Utilities	45.12	640.72
Total Income	510.00	4,407.10
Expense		
Property Taxes	-	133.40
Repairs and Maintenance	155.00	1,233.79
Electric	45.12	703.09
Total Expense	200.12	2,070.28
Net Income	309.88	2,336.82
Ending Checking Balance	3,236.82	3,236.82

Elk Creek Highlands Property Owners Association
Profit & Loss- Fish Fund
November 2019

	Fish Fund (Pond Fund)	
	Nov 19	Jan - Nov 19
Beginning Checking Balance	1,564.17	1,736.27
Income		
Fish Food Vending	-	137.50
Fishing Permits	-	935.00
Total Income	-	1,072.50
Expense		
Fish Delivery	-	1,115.69
Office Supplies	-	8.95
Property Taxes	-	68.58
Repairs and Maintenance	-	51.38
Total Expense	-	1,244.60
Net Income	-	(172.10)
Ending Checking Balance	1,564.17	1,564.17

Elk Creek Highlands Property Owners Association
Profit & Loss- Save Our Pond
November 2019

	Save Our Pond (Pond Fund)	
	Nov 19	Jan - Nov 19
Beginning Checking Balance	10,093.00	8,613.00
Income		
Donations	1,020.01	2,500.01
Total Income	1,020.01	2,500.01
Expense		
Dues & Subscriptions	116.60	116.60
Total Expense	116.60	116.60
Net Income	903.41	2,383.41
Ending Checking Balance	10,996.41	10,996.41

12:22 PM

12/01/19

Elk Creek Highlands Property Owners Association
Reconciliation Summary
Checking Account, Period Ending 11/30/2019

	<u>Nov 30, 19</u>
Beginning Balance	15,674.20
Cleared Transactions	
Checks and Payments - 3 items	-308.89
Deposits and Credits - 6 items	2,412.92
	<u>2,104.03</u>
Total Cleared Transactions	2,104.03
Cleared Balance	<u><u>17,778.23</u></u>
Uncleared Transactions	
Checks and Payments - 1 item	-14.16
	<u>-14.16</u>
Total Uncleared Transactions	-14.16
Register Balance as of 11/30/2019	<u><u>17,764.07</u></u>
New Transactions	
Deposits and Credits - 1 item	1,182.33
	<u>1,182.33</u>
Total New Transactions	1,182.33
Ending Balance	<u><u>18,946.40</u></u>

Elk Creek Highlands Property Owners Association
Reconciliation Detail
Checking Account, Period Ending 11/30/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						15,674.20
Cleared Transactions						
Checks and Payments - 3 items						
Check	11/12/2019		Colorado Natural Gas	X	-69.89	-69.89
Check	11/22/2019		IREA	X	-238.50	-308.39
Check	11/30/2019			X	-0.50	-308.89
Total Checks and Payments					-308.89	-308.89
Deposits and Credits - 6 items						
Deposit	11/01/2019			X	1,049.30	1,049.30
Deposit	11/08/2019			X	215.00	1,264.30
Deposit	11/12/2019			X	0.21	1,264.51
Deposit	11/20/2019			X	125.00	1,389.51
Deposit	11/26/2019			X	903.41	2,292.92
Deposit	11/27/2019			X	120.00	2,412.92
Total Deposits and Credits					2,412.92	2,412.92
Total Cleared Transactions					2,104.03	2,104.03
Cleared Balance					2,104.03	17,778.23
Uncleared Transactions						
Checks and Payments - 1 item						
Check	07/30/2019	2116	Helen Cook		-14.16	-14.16
Total Checks and Payments					-14.16	-14.16
Total Uncleared Transactions					-14.16	-14.16
Register Balance as of 11/30/2019					2,089.87	17,764.07
New Transactions						
Deposits and Credits - 1 item						
Deposit	12/02/2019				1,182.33	1,182.33
Total Deposits and Credits					1,182.33	1,182.33
Total New Transactions					1,182.33	1,182.33
Ending Balance					3,272.20	18,946.40

11.30.19 Total Cash Balance

1 Register balance - reconciled	17,764.07 +
2 Paypal balance	149.90 +
3 11.30 Undeposited funds (Corral)	50.00 +
Total (3Items)	17,963.97 T



NON PERS COMMUNITY CHECKING **8209

Last Updated: 12/1/2019 11:27 AM

\$17,778.23

Available Balance

Date	Description	Amount
NOV 29 2019	SERVICE FEE	- \$0.50 \$17,778.23
NOV 27 2019	DEPOSIT	+ \$120.00 \$17,778.73
NOV 26 2019	ioby Bill.com ioby Bill.com 016X	+ \$903.40 \$17,658.73
NOV 22 2019	INTERMOUNTAIN RU ACH DRFT ELK CREEK HIGHLANDS PO UM17136202	- \$238.50 \$16,755.33
NOV 22 2019	Bill.com Verify Elk Creek Highlands Pr 016PFGJFG18LLQQ	+ \$0.01 \$16,993.83
NOV 19 2019	DEPOSIT	+ \$125.00 \$16,993.82
NOV 12 2019	COLORADO-CNG-GAS UTIL-PMNTS ELK CREEK HIGHLAND PRO 6428120	- \$69.89 \$16,868.82
NOV 12 2019	PAYPAL VERIFYBANK ELK CREEK HIGHLANDS PR 1007085099767	+ \$0.07 \$16,938.71
NOV 12 2019	PAYPAL VERIFYBANK ELK CREEK HIGHLANDS PR 1007085099769	+ \$0.14 \$16,938.64
NOV 8 2019	DEPOSIT	+ \$215.00 \$16,938.50
NOV 1 2019	Savvy Mobile Deposit	+ \$1,049.30 \$16,723.50
OCT 31 2019	SERVICE FEE	- \$1.50 \$15,674.20
OCT 22 2019	INTERMOUNTAIN RU ACH DRFT ELK CREEK HIGHLANDS PO UM17136202	- \$81.39 \$15,675.70

Search for transactions



Active

All transactions

All currencies

Past 30 days

Date	Type	Name	Payment	Gross	Fee	Net	Actions
Nov 29, 2019	Payment from	Joyce Deming	Completed	\$55.00 USD	-\$1.90	\$53.10	
Nov 7, 2019	Payment from	Tom Moldovan	Completed	\$100.00 USD	-\$3.20	\$96.80	

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About Developers Partners

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Elk Creek Highlands Property Owners Association
ioby Fundraising Proceeds Budget
11/20/2019

ioby Total to Disburse	903.40
------------------------	--------

Use of Proceeds

Staff Gauge	500.00
Inlet Flume - partial funding	403.40

Remaining Funds	<u>-</u>
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The staff gauge and flumes will allow association to manually monitor water levels accurately. These are the first steps to obtaining compliance with the state regulations. Use of proceeds was approved by the Board at association meeting held on November 6, 2019. Additional funds will be added by association in order to complete purchase and installation of flume.



STATUS: UNDERWAY, ACCEPTING VOLUNTEERS

SHARE THIS PROJECT

Save Our Pond

Please join ECHPOA to help keep a safe place to shelter during wildfires, water for firefighters, wetland habitat that attracts wildlife, and to preserve community open space and property values.

Overview

Budget

Updates

Donors

Nearby Projects

budget

Disbursed budget:

TOTAL RAISED =	\$1,020.00
ioby Platform Fee	\$35.00
ioby Fiscal Sponsorship Fee (5%)	\$51.00
ioby Donation Processing Fee (3%)	\$30.60
TOTAL TO DISBURSE=	\$903.40

Original budget:

Mechanical water measuring equipment for inflow, outflow, and pond depth:

- Staff Gauge & Stilling Well (to measure pond water level) - \$516.50
- Inlet Flume (to measure water coming into the pond) - \$2,070.00
- Outlet Flume (to measure water flowing out of the pond) - \$2,070.00

Electronic measuring, logging, and reporting equipment as required by Colorado Division of Water:

- Sensor Equipment (distance measuring devices) - \$5,183.70
- Data Logging Equipment (to store measurements) - \$3,791.00
- Communications Equipment (send the data collected to a cell tower) - \$618.50

PROJECT FUNDING NEEDED =	\$14,250
ioby Platform Fee	\$35
ioby Fiscal Sponsorship Fee (5%)	\$776
ioby Donation Processing Fee (3%)	\$466
TOTAL TO RAISE =	\$15,527

PROJECT DEADLINE:
November 6, 2019

TOTAL FUNDING NEEDED: **\$1,020**

\$1,020
RAISED SO FAR

\$0
STILL NEEDED

\$1,000

You and one other Golden Donor can purchase a flume to measure water flow OR a datalogger to store measurements

\$300

Purchase a stilling well to measure the pond water level OR a radio to send the data collected to a cell tower

\$100

Purchase equipment mounting kit OR rechargeable batteries

\$50

Purchase a staff guage to measure the pond water level

\$25

I want to help support this project to Save Our Pond from being drained



STATUS: UNDERWAY, ACCEPTING VOLUNTEERS

SHARE THIS PROJECT

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Overview

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project leader
ECHPOA

location
86 Elk Creek Drive
(Elk Creek Highlands/Meadows Property Owners Association (ECHPOA))

latest update
No updates yet.

the project

The goal of this project is to become compliant with Colorado State Water Laws and not be forced to drain our pond. This means we must augment the pond water lost to evaporation and measure, record, and report the water level and water coming into and flowing out of the pond.

The money raised from this site will help us purchase **mechanical** water measuring equipment, total cost of about \$4,657. It will also help us purchase the **electronic** measuring, logging, and reporting equipment as required by Colorado Division of Water Resources, total cost of about \$9,593.

the steps

After we receive donations, we will purchase what we can and ECHPOA volunteers will install equipment to measure water levels and flow and then equipment to log and report that data back to the Colorado Division of Water.

In addition to individual donors, we are looking for one or two more organizations that would also be interested in contributing to our cause and fulfilling the "partners" requirement of our grant application.

Before October 2019, we will go back to the Park County Board of County Commissioners (BCC) to present our progress and again ask for the \$50,000 the Land and Water Trust Fund Board (LWTFB) recommended we be granted for this project. This money would cover the majority needed to purchase augmentation water, a one time fee, and give us what we need to be well on our way to Save Our Pond!

why we're doing it

There is only one pond in the Elk Creek Highlands and Meadows subdivisions that benefits 380 properties. This 1.25 acre pond contributes to approximately 7.5 acres of adjoining wetlands on the 20 acre community property. Unlike many associations, membership in the ECHPOA is entirely voluntary, and funds are limited. We need to Save Our Pond, not only to help firefighters obtain water during wildfires and house fires, but also give the community members a safe place to shelter should the one exit out (8 miles) becomes blocked, or a fast moving flame does not allow for the time needed to evacuate. The pond and wetlands also attract a variety of wildlife, with ecological benefits and habitat, and preserves community open space and property values. And all the benefits a pond gives to a neighborhood such as fishing, ice skating, picnics, and beauty!

PROJECT DEADLINE:
November 6, 2019

TOTAL FUNDING NEEDED: **\$1,020**



You and one other Golden Donor can purchase a flume to measure water flow OR a datalogger to store measurements



STATUS: UNDERWAY, ACCEPTING VOLUNTEERS
SHARE THIS PROJECT

Save Our Pond

Please join ECHPOA to help keep a safe place to shelter during wildfires, water for firefighters, wetland habitat that attracts wildlife, and to preserve community open space and property values.

- Overview
- Budget
- Updates
- Donors
- Nearby Projects

donors

Sandy Blaha	House Call Hearing-Pat Davis	John & Debi Van Doren	Anonymous franklin a.	Anonymous Anonymous
Paul & Karen Ellis & Toby				

PROJECT DEADLINE:
November 6, 2019

