ERHA Meeting Minutes

December 11, 2023

Board Members in Attendance:

Ken Hawking, Mike Cole, Jake Nolte, Dave Tripp, Heather Ostmann

Meeting opens: 19:02

Agenda

1. Review Minutes:

Request for clarification on who is on Architectural Control Committee: Board Members Mike Cole, Heather Ostmann

No other changes

Move to approve: Ken Hawking, Second: Dave Tripp

Pass without abstentions.

1. Treasurer’s Report September- November 2023
	1. Fiscal year starts Sept 1st.
	2. Reserve studies for need resources completed for Association and Water resources in October 2023. Plan to make these reports available on the EHRA website.
	3. Question about borrowing from one account to another to cover expenses.

1. Association Insurance Expenses
	1. Current annual plan is 6125.00 per year through Liberty Insurance.
		1. Does this cover the road or only water system?
		2. Plan for summary of insurance coverage from Ken Hawking at next quarterly meeting.
2. Community Security: Noted increase amount of traffic through neighborhood and river access.
	1. Christmas wreath stolen has been reported to police. Suspected perpetrator was using previous code for current resident.
	2. Mike Cole has been putting a chain up nightly to the river road access due to repeat vagrant incursion.
	3. Plan for different locking. Potential combination lock or keypad as opposed to a key for access. Plan for investigation from Dave Tripp and Mike Cole for other locking mechanisms for river road Access.
	4. Dave has purchased a new camera system for front gate and river gate access. Now with improved resolution. Will need assistance with installing.
3. Well #2 Failure: has been offline. TJ (water manager) was recommending repair of well.
	1. Well 1 currently in good working order with anticipated lifespan of 20-30 years. Well #2 is providing only small portion of total water. Well #3 site still being explored and has not yet moved forward.
	2. Move to approve request to get estimates for cost of repair for well #2. Concern with being reliant on one well. Ken Hawking, Second: Heather Ostmann
		1. Approved with no abstentions.
4. Community Involvement: Exploring looking into getting more Lot Owners involved with community upkeep and care. Has been difficult in the past.
	1. Plan to come up with a list of potential needed chores to post on website and possible community e-mail list.
5. Code changes for community December 20th.
6. Other Business: None

Adjourn: 8:08