

Elk Creek Highlands/Meadows  
Property Owners Association  
(ECHPOA)  
86 Elk Creek Drive  
Bailey, CO 80421

**For More Information or Questions –**

Attend a meeting, held first Wednesday of each month,  
7 p.m. in basement of Association Building, address above.

You do not have to be a member to attend.

Or visit <http://echpoa.wordpress.com>, or email  
[CUNColorado@aol.com](mailto:CUNColorado@aol.com), or call 303-514-8620

**Membership Matters –**

2018 Annual Family Membership = \$40  
(Required to use community owned property,  
including the pond.) (Must be a member to vote.)

TO:

2018 Annual Fishing Permits = \$25  
(Required to fish and must be visibly displayed,  
includes 4 badges per family & their guests.)

2018 Property Owner Donation Goal = \$111

Make checks out to ECHPOA and mail to, or  
place in the lock box at, the address above.  
Be sure to include your contact information:  
phone number, email and mailing addresses.

**Remember, in case of a fast moving wildfire and you need to “Shelter in Place,”  
Go Jump in the Pond!**

If you enjoy the beauty of our pond and all it has to offer such as  
fire safety, wildlife and habitat benefits, preserving open space and property values....  
**PLEASE become a supporting member in 2018 and help us Save Our Pond!**

If all 360 property owners in the Elk Creek Highlands and Meadows subdivisions would donate just \$111 each, one time only, we would achieve the total amount the Park County Board of County Commissioners is asking us to obtain. If you can donate more please do! If you can't donate please volunteer your time, in kind volunteer hours count! With our portion added to the grant money that Park County Land and Water Trust Fund Board recommended to the Commissioners, we will be able to purchase augmentation water and the equipment needed to measure water evaporation required by state law. **You can help Save Our Pond from being drained. Donate, volunteer, become a member today and make the difference!**

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You must be a member to vote, for up to 5 Board of Director candidates. Membership Dues and Ballots must be received by Feb. 7, 2018.

Felix Beall\_\_\_\_ Tim Bradley\_\_\_\_ Allen Cook\_\_\_\_ Karen Ellis\_\_\_\_ Paul Ellis\_\_\_\_ Dale Wark\_\_\_\_ Other\_\_\_\_\_

**2017 Achievements** – replaced 3 corral shelter roofs, installed corral water tank storage system, stocked pond with fish, began state water law compliance, minor building repairs and began collecting monthly rental income, 2<sup>nd</sup> annual Recognized Firewise Community projects.

**Covenants** – are legal restrictions between the property owners and the developer. By-laws are rules that apply to and guide ECHPOA with community property usage. ECHPOA does not have the resources and will NOT try to enforce Covenants. Covenants can be enforced through court proceedings initiated by property owners. Paying annual ECHPOA membership will have NO effect on Covenant enforcement, it DOES help maintain, and allows access to, the community property and pond owned by ECHPOA.

**Loss Assessment** – a volunteer member of a nonprofit corporation is not liable for the corporation's debts. If ECHPOA incurs a liability, it would be assessed against assets owned by the Association and not the assets of its members. Anyone who has ownership in a property within ECHPOA subdivision is bound by the By-laws and Covenants; however, can elect to opt out of the “social” aspect by not paying annual dues.

## Annual Financial Statement – January 2018

### **Beginning Balance - December 1, 2016:**

2016 = 75 members, 62 with fishing permits

General Fund Available	\$ 3,020.94
Fish Fund Balance	\$ 2,827.46
Save Our Pond Donations	\$ 0.00
Checkbook Balance	<u>\$ 5,848.40</u>

### **Totals for 2017:**

#### Deposits Made:

Corral	\$ 3,259.58*	(slight decrease, fewer horses)
Membership	\$ 2,979.50*	(slight increase, less members paid before year end 2016)
Save Our Pond Donations	\$ 2,228.00	(new this year)
Fishing Permits	\$ 1,539.00*	(slight increase, less members paid before year end 2016)
Building Rental	\$ 961.00	(began monthly rental in October, 2 daily rentals 2017)
Fish Food Machine	\$ 217.27	(slight decrease)
Donations	\$ 120.00	(decrease, offset by Save Our Pond Donations)
Firewise	\$ 77.50	(new this year, offset by expenses)
Total Deposits	\$11,381.85	(\$3,821.90 increase from 2016, donations & building rental)

#### Expenses Paid:

Corral Improvements	\$ 1,922.20	(water law-tanks=\$678.09, repaired roofs/move manure=\$1244.11)
Insurance	\$ 1,653.15**	(41.38% pond=\$684.00, 58.62% rest of property=\$969.15)
Fish & Fish Food	\$ 1,132.85**	
Colorado Natural Gas	\$ 1,123.69**	
Park County Treasurer – Taxes	\$ 1,018.82**	
IREA	\$ 699.36**	
Building Improvements	\$ 303.88	(last year repaired building, this year corral)
Miscellaneous Supplies	\$ 250.66	(postcard stamps, membership cards & fishing badges)
Pond Improvements	\$ 233.54	(staff gauge, lag screws & bolts, dispenser lock, life ring & rope)
2017 Newsletter & Stamps	\$ 165.22**	(downsized to 1 page, double sided, did not mail)
Grant Presentations	\$ 155.12	(new this year – Save Our Pond)
Firewise	\$ 132.50	
Total Expenses	\$ 8,790.99	(\$385.61 decrease from 2016, insurance & newsletter)

### **Ending Balance – December 1, 2017:**

2017 = 74 members, 62 with fishing permits

General Fund Available	\$ 3,833.04	(\$300 Secured for Save Our Pond)
Fish Fund Balance	\$ 2,378.22	(\$500 Secured for Save Our Pond)
Save Our Pond Donations	\$ 2,228.00	
Checkbook Balance	<u>\$ 8,439.26</u>	

\* Income used to offset Fixed Expenses=\$7,778.08

\*\*Fixed Expenses=\$5,793.09