

Emerald Meadows H O A Tract 1355

Minutes

April 12, 2014

10:00 am

Meeting Facilitator: Nick Goeveling *Meeting called to order at 10:06 am.*

- I. Roll call: , [Chris Kline](#), [Fred Goetzke](#), [Linda Barron](#), [Nick Goeveling](#), [Nancy Rich](#), [Paula Elissondobby](#), [Matt Rich](#)
- II. Approval of minutes from Nov. 10' 2013 meeting: Fred Goetzke made a motion to accept minutes as read, Nick Goeveling seconded the motion. All were in favor.
- III. Treasurer's Report: Linda Barron made a motion to accept the report as written. Nancy Rich seconded the motion. All were in favor.
- IV. Open issues
 - a) Maintenance of Easements: Chuck de Foe was not present to make a report. Nick Goeveling recommended that we drop the issue of easements at this time. It has been on the agenda for one year. As an HOA we have adopted the 360 Compliance guidelines [provided through Walker Range](#). [We can always address this at a later time if there is a need.](#)
 - b) Liens: Nate Brostrom was unable to attend. Nate conveyed that the process is working. There is nothing new to report. Any new correspondence from property owners currently being foreclosed on is still being referred to the attorney handling the foreclosures. Fred Goetzke corresponds with the attorney when necessary.
 - c) Web site Update: The HOA web site is up and running. All documents are being posted. It is our hope that all property owners will have easier access to information. It will also be easier to stay informed without physically being here on the mountain. The overall cost for the web site was under \$300.00, courtesy of Michael Fieler. Much of his expertise is donated. Thank you Michael. The web site is www.emeraldmeadows.org
 - d) Water Master Contract: The document on record was passed out and reviewed. Discussion followed. Nick Goeveling made a motion to accept as written. Nancy Rich seconded the motion. All were in favor. Nick Goeveling will [meet with Butch \(water master\) and finalize a contract, Preventative Maintenance System](#). As reported by Nick G. our current safety record has been very good, however we need to be proactive. Due to the number of vacant lots in our HOA it was decided that the reservoir and all water lines are to be chlorinated. Notice will be posted on the web site once we have an exact day.

- e) Snow Removal Contract: The board agreed to reissue the same contract. Linda Barron will notify Richard Siragusa, Steve Probst & Robert Nathlich & provide the written contract and a final bid date.

V. New business:

- a) Annual Membership Meeting: The board agreed to hold our annual meeting on July 5, 2014 at 9:00 am at the Fire Hall. Items for the agenda were discussed and will be posted on the web site.
- b) Road maintenance: Nick Goevlinger announced the HOA plans to continue with crack sealing this Summer. This is preventative maintenance until our roads are paved. Discussion followed regarding the safety at the cross streets of Royce Mountain Way and Blue Sky Way. Linda Barron made a motion that Nick Goevlinger submit a request to the County for permission to install a stop sign at the bottom of Blue Sky Way. Nancy Rich seconded the motion. All were in favor.

VI. Adjournment : Meeting adjourned at 11:12 am