

Emerald Meadows' H.O.A. Tract 1355

Minutes

Annual Board Meeting
August 10, 2013, 4 p.m.

Meeting to be held at Central Oregon Fire & EMS Hall at 4 p.m. There are no issues to vote on this year.

Meeting Facilitator: Nate Brostrom \

- I. Call to order: Nate Brostrom called meeting to order at 4:00pm.
- II. Roll call: Nate Brostrom, Nancy Rich, Nick Goeveling, Carol Goeveling, Cathy Brostrom, Linda Barron, Fred Goetzke (phone), Chuck De Foe
- III. Message from the President: Nate Brostrom gave an overview of the work completed on our roads, the completion of the entrance sign and the final cost to all HOA's was \$2270.00. The sign was reinforced with steel which should guarantee a longer life.
- IV. Approval of minutes from February 16, 2012 meeting: Last summer's Annual Board minutes were not available at the meeting. This item was tabled. Nick Goeveling made a motion to accept February 16, 2013 board minutes as written. Seconded by Nancy Rich. All were in favor.
- V. Treasurer's Report: Fred Goetzke submitted Treasurer's Report. Discussion followed regarding the \$45,411.10 held in reserve under Water Systems as of June 30, 2013. Since we have not had any expensive repairs to correct it was agreed to leave reserve as is for the time being. Nick Goeveling made a motion to accept Treasurer's report as written. Linda Barron seconded the motion. All were in favor.
- VI. Old Business:
 - a) Review of RFP and voting on snow clearance contract: Corrections were made to the snow clearance contract. See attached copy. Richard Siragusa was the only bid submitted. Richard Siragusa was awarded the contract and will be given the "revised" copy.
 - b) Water System Management: Nick Goeveling submitted a written report outlining 2013 Water report. A quarterly water report was also submitted.
 - c) Entrance Sign: Nate Brostrom reported that the sign is up and operational. At this time, the eagle is missing. Efforts will be made to locate or it will be replaced.
 - d) Parking Signs: Nate Brostrom will purchase 15 "no parking signs" to be placed at the end of our four cul-de-sacs. These will go up on the snow poles during the winter and be taken down and stored in the shed during the summer months. It has been written into the snow contract that Richard Siragusa can tow away cars blocking the cul-de-sac once a board member has been notified and given permission. Every effort will be made to work with home owners but there is no place to push the snow if these areas are blocked in the winter.

VII. New business

- a) Member at Large, Chuck Defoe's term of office has been completed. Election for this position will be conducted at this meeting. Nick Goevlinger nominated Chuck DeFoe to continue as Member at Large. Nomination was unanimous.
- b) Use of email addresses: Linda Barron requested a copy of all property owners' names and mailing addresses. It was agreed that a letter would go out requesting permission to use email addresses to notify property owners of issues, events. Major mailings will still go out for important notices but there is no expense with email and it would give us an opportunity to communicate more with each other
- c) Expanding the use of our HOA bank account: Elmer Sepede brought this concern up last year and wanted it pursued again this year. He was unable to present the idea himself. He has found it very effective in his own HOA in Las Vegas, Nevada. Linda Barron will meet with Washington Federal and get the information needed to set up an account that can be used by all members to automatically deposit payments during our billing cycles. This information will be passed on to Fred Goetkze.

Member concerns:

- a) Chuck DeFoe announced that he is in the process of acquiring a cell tower from AT&T. It will be located on a corner of his property across the creek. Not visible to anyone but a very real benefit to all of us. Thank you, Chuck.
- b) Entrance Clean Up: It was noted that the entrance is due for a clean-up. Volunteers have always set aside summertime to clean up this area. Let neighbors know that any help is appreciated, from the top to the bottom.
- c) Web site: Fred Goetkze has volunteered to create a web site for our HOA. All meeting minutes, reports and notices can be posted for all members.

VIII. Meeting adjourned at 5:03pm to be followed by board Meeting.