

## ***Emerald Meadows H O A Tract 1355***

### ***Meeting***

October 18, 2014

10:00 am

Meeting Facilitator: Nick Goevelinger

- I. Call to order: Nick Goevelinger called the meeting to order at 10:01a.m. Present: Nick Goevelinger & Carol Goevelinger, Nancy & Matt Rich, Linda Barron, Nate Brostrom, Kirby Hess, Chris Kline present via telephone.
- II. Approval of minutes from July 5, 2014 board meeting: Two corrections were noted: Matt Rich was elected as Member-at-Large. At the time of the meeting Fred Goetzke became the board member to deal directly with the attorney regarding lien issues. Linda Barron made a motion to accept the minutes with corrections, Nate Brostrom seconded the motion. All were in favor.

Treasurer's Report: Fred Goetzke sent an email stating these amounts: "Checking Account Balance: \$90,000/ Savings Account Balance: \$35,000/ Account Receivables: \$42,000, of which \$22,000 are with the lawyer with collections in process in which we expect to recover about 60% Past due notices will be sent out early November with our past due account policy"

### III. Water System:

- a.) Nick Goevelinger reported that our water system is working fine. Water back flow devices are being tested at this time. This is a required check once a year.
- b) Mr. Roger Sperle's lot has been incorrectly hooked up to our water system. He is currently part of the Middle HOA. Mr. Sperle made a request that his lot be included with our Tract 1355 HOA. Discussion followed among the board members.

Linda Barron made a motion. "Not to admit this lot into our HOA"

. "Not to hook up lot to our water" Nancy Rich seconded the motion. All were in favor. Nick Goevelinger will draft a letter for the board to submit explaining the board's decision on this matter.

- c) 141588 Red Cone Drive: A letter was compiled, signed and submitted to the new buyer of this property, Dennis Erickson. Concern originated over and old water line that existed under the house. The board assured the new buyer that this line was permanently disconnected when they moved the water line and would remain so in the future. As a board we still need to confirm with the county that this water line and the easement run together (between Lot 23 & Lot 24). There was no recorded documentation available at the county level.

### IV New business:

- a) Opening new bank account: Fred Goetzke requested that the board consider opening a new account at Wells Fargo Bank and closing the Washington Federal account. Washington Federal will be closing the Gilchrist branch in the near future. The board unanimously voted to allow this change.

- b) Protocol regarding property concerns: Kirby Hess asked if there was a board policy in place when property owners have concerns. Discussion followed. Nick Goevlinger cited BY Laws 5.8.1. This addresses issues that affect common property. It was agreed that Linda Barron would generate a letter that informed all property owners of what it means to be "360 compliant" This would be sent out and posted on our web site.
- c) Trash removal: Linda Barron requested that a new location be found for pick-up. Currently, the HOA has used the private lot at the entrance. Discussion followed. It was agreed that the Blue Sky Way site would be a good solution. Nick Goevlinger will confer with Wilderness Garbage and make sure the new location will work for everyone.
- d) Donation to Fire Hall: Nick Goevlinger made a motion that our HOA donate \$100.00 to Central Cascades Fire & EMS for all their support. Chris Kline was already off the phones. All remaining board members unanimously agreed. Motion passed.

IV. Next Meeting : Meeting has been changed to February 21, 2015 at 10:00 am

V. Adjournment: Meeting adjourned at 11:01