

Emerald Meadows' H.O.A. Tract 1355

Minutes

Annual Membership Meeting
July 30, 2016

9:00 am

Meeting held at Central Oregon Fire & EMS Hall, second floor.

Board Members Present: Nick Goeveling, President, Fred Goetzke, Treasurer (late), Linda Barron, Secretary, Chris Kline,(MAL), Nancy Rich(MAL). **Quorum for board members present was met.**

Call to order: Nick Goeveling called the meeting to order at 9:01. Those present: Steve Harper, Roy King Nicholas, Douglas & Susan Higgins, Paula Ellissondobby, Sue Hohenshelt, Jodi Barzee.

There were 11 property owners present. Total of 18 lots being represented at the meeting.

Proof of Meeting: Notice posted on website. All property owners received a mailing with ballots enclosed and location of the meeting. Linda Barron passed out current July 30, 2016 Agenda, last year's August 1, 2015 Annual Meeting Minutes & a copy of the August 1, 2015 Annual Board Meeting Minutes

1. **Past Meeting Membership Minutes Review & Adoption:** Nancy Rich made a motion to accept minutes as written for August 1, 2015 . seconded the motion. Motion passed.
2. **Report of Officers:**

President's Report: Nick Goeveling welcomed members present and proceeded to give a brief status report from the Fire Department. Due to so few volunteers over the last several years the Fire Chief is approaching this concern by going in two directions. One solution would be to contract with neighboring fire departments. Another solution would be to offer a fully qualified, retired fire fighter a rent free base in the new building recently completed behind the Fire Hall. Both options would give us the fire protection personnel we need here on the mountain in case of an emergency. Nick also reported that the fire department has a trailer equipped with chain saws/ pull saw etc. to clean up properties. If you are interested in borrowing it to ensure that your property is 360 compliant please contact the Fire Department (541) 433-2451.

Treasurer's Report: Fred Goetzke submitted the Treasurer's report. He reported that he has outsourced most of the book keeping to our new book keeper, Lisa Lenz. At present, there is about \$121,000 in both accounts (Wells Fargo Account, Washington Federal Account) Some money (\$10,000) is on deposit with the HOA lawyer for his services. There was a net increase of \$2,320.72 this year. We are no longer receiving special assessment funds for our road repair so growth will be very slow. Fred stated clearly that we are the only HOA that has not increased its HOA dues.

Status of Water System: Nick Goeveling reported that Back Flow Testing had been completed and all properties passed. He also reported that the Water Master will again schedule a day to flush our water system with chlorine. This has been done annually as a preventative maintenance and

quite successful each year. Notice will be given. Even if chlorine is smelled when water is turned on it is safe to drink.

Report on the Roads: Kirby Hess was not present to report to the membership on the type of road repair needed and the costs this would incur. Sent a written report that Nick Goeveling read. Kirby Hess cautioned that we would probably have to wait until 2017. Kirby Hess found company out of Washington that does a different "Chip Seal" that lasts from 10-15 years. "Crack Seal" will be done this year to continue to maintain our roads. Once a definite cost is finalized he will report to the board for final authorization.

5. Possible Increase in Annual Dues: Nick Goeveling reported that we had the lowest HOA dues of all the HOA's in Diamond Peaks. We had never increased our fees over the years, other than our special assessment for the roads that had been collected over a five year period. A gradual increase is being considered. We would like to increase the fees to \$500.00. This would be an increase of \$85.00 over our existing \$415.00 that is currently charged yearly. This money would be used to slowly build our reserves and/or would be used for general maintenance if needed. Our water telemetry system/ cistern/ pump is getting older. Just wear and tear on existing structures and equipment will eventually need to be maintained. We need extra funds available to address these needs.

6. Possible Special Assessment for Roads: At this time this is not being considered.

7. Election of New Board Member (1 position open) Nancy Rich made a motion to re-elect Kirby Hess to the Board for a three year term. Linda Barron seconded the motion. Vote by membership was unanimous.

8. New Business: No new business

9. Adjourn meeting: meeting adjourned at 10:00 am. Board Meeting will follow at 10:15