

Emerald Meadows H O A Tract 1355

MINUTES

June 11, 2016

9:00 a.m. at Fire Hall

Meeting Facilitator: Nick Goevelinger.

I. Call to order:9:03

II. Roll call: Linda Barron, Nancy Rich, Kirby Hess, Nick Goevelinger, Fred Goetzke (phone), Nate Brostrom (phone), Chris Kline (phone) **Guests:** Douglas Higgins, Carol Goevelinger

III. Approval of minutes from March 19, 2016: Linda Barron presented an updated copy of the minutes. Read aloud to all. Nick Goevelinger made a motion to accept the minutes as read. Nancy Rich seconded the motion. All were in favor.

IV. Treasurer's Report: Fred Goetzke sent Treasurer's report to President, Nick Goevelinger. Nick reported that current balance shows \$120,000 in reserve.

V. Roads:

- a) **Crack Seal:** Nick Goevelinger proposed that we crack seal this year and continue to save for the repaving of our roads. The HOA does not have sufficient funds to move ahead with paving. Kirby Hess announced that Central Oregon Pavement Services are seal coating his driveway between June 24 -26. This info will be shared with property owners in our HOA. Some owners may wish to have their driveways repaired also.
- b) Four HOA's Splitting Cost of garbage can area: An invoice will be sent out to all HOA's splitting the cost of repair work from the 2016 invoice.
- c) **2015 Snow Clearance Contract:** An advertisement was posted in mid May in the Wise Buys paper. No contractors submitted outside bids. The two bids submitted were from View Crest Contractors & Crescent Lake Property Management . A vote was taken. Vote 5/1 in favor of Crescent Lake Property Management. The cost to the HOA will be \$16,000. Both bids reflected the same cost. A committee comprising of Carol Goevelinger, Doug Higgins , Kirby Hess, Linda Barron & Nick Goevelinger will meet with Crescent Lake Property Management to clarify job description.
- d) MOU (memorandum of understanding) This memorandum will be drafted and made available to the board for approval sometime this month.
- e) **Back Flow Maintenance & Repair:** David Doer scheduled June 15, 2016 for this years maintenance. Elmer Sepede's lot will be marked prior to David's trip up the mountain. The back flow device could not be located last year. Our HOA agreed to locate it so that it could be checked. The other 9 (failed) +2 (needed repairs) lots earmarked for repair will be fixed on June 15 with a report to follow.
- f) **Discussion regarding road maintenance funds needed to repair our roads.** This has been moved to new business.

- g) **Bid from Richard Siragusa for removal of dead trees within HOA borders & entrance clean up.** Normally, Crescent Property Management has cleaned up entrance lot & all debris in the common area. We had a very brutal winter so lots of damage. We are requesting a bid from Richard Siragusa prior to initiating the clean up this year.

VI Update Past Due Accounts:

- a) **Attorney Specialist for HOA's:** Nick Goeveling shared print out of information from an additional attorney specializing in HOA law. Overall the board members are concerned with lack of results concerning our past due accounts. Some of this may be due to no paperwork being shared with the board so ultimately the board is not aware of the steps that have already been taken. It was agreed to coordinate with Fred Goetzke/ see what procedures have been instigated and get a more current accounting regarding the attorney's actions. At that time, we can discuss affectiveness or lack of affectiveness and propose a course of action.
- b)
- c) **Foreclosures/Liens:** Generally, we have over \$30,000 in past due accounts. As a board, it is our policy to work with property owners to pay down the past due accounts. Liens are only considered after a two year (no Payment) It has not been the amount as much as it is the time factor. It was decided not to foreclose on
- d) **Lot 35.** . It was decided not to foreclose on Based on other lien holders for this lot our HOA will not be able to recoup any past due fees.
- e) **Lot 50:** \$3056.06 in arrears. This amount reflects a long standing debt after agreeing to work with the HOA and slowly pay off debt. Since this hasn't happened, this lot is on the list to be considered for foreclosure.

VII New Book Keeper's duties and procedures to follow: Fred Goetzke was unable to be present at the meeting. Carol Goeveling & Linda Barron went over the mailing lists and mailing addresses provided by the new book keeper prior to this meeting. Several discrepancies were noted. These will be clarified and updated so that the annual mailing is accurate. It was decided that a special meeting with Fred Goetzke would be scheduled to determine the duties and procedures the book keeper is to follow. Board members are waiting to understand the instructions the book keeper follows. Special thanks to Fred Goetzke for all the work he continues to do.

VIII Annual Membership Meeting: July 30, 2016 Fred Goetzke will not be able to attend. Kirby Hess reported earlier on the need for additional monies so that we can pave our roads. He will present a general budget as to what is needed to complete this and what we currently have earmarked. The membership will need to vote on this. Kirby Hess discussed the possible need to raise our HOA fees and a possible special assessment.

VIX New Business:

- a) **Approval for Goeveling "hot tub cover":** The Goevelings were approved by the board to construct a hot tub cover. This cover is not a building and does not interfere with the building guidelines of our HOA. However, board did ask that the cover be in keeping with other buildings on the lot.
- b) **Maintenance Repair:** KIRBY Hess reported that a water valve needs to be fixed at the corner of Blue Sky Way and Clear Springs Way.

V111 **Adjournment:** Meeting adjourned at 10:26