

Emerald Meadows H O A Tract 1355

BOARD MINUTES

September 24, 2016
9:00 a.m. at Fire Hall

Meeting Facilitator: Fred Goetzke

Call to order: 9:02 am

- I. Roll call:** Linda Barron, Nancy Rich, KirbyHess (phone), Nick Goevelinger, Fred Goetzke, Nate Brostrom, Chris Kline (phone) Guests: Carol Goevelinger
- II. President's report:** No update this month.
- III. Approval of minutes from June 11, 2016:** Linda Barron presented a copy of the minutes. Nick Goevelinger made a motion to accept the minutes as written. Nancy Rich seconded the motion. All were in favor.
 - a) Linda Barron also reported that if incidents occur in Diamond Peaks it was important that we report these incidents to the board. This way if problems escalate we are all kept informed and have a better understanding of how to respond.
- IV. Treasurer's Report:** Nick Goevelinger reported that he is working with the new book keeper to coordinate a more efficient system. This is still being formulated. Currently 22 lots have paid their HOA fees. No treasurer's report was submitted this month.
- V. Water System:** Nick Goevelinger did report that two back up modems were purchased for the water telemetry system. This is a precaution, recommended by Todd Watkins. They are being stored in the pump house. They will be labeled and easily accessed for future emergencies. Cost was approximately \$630.00 each.
- VI. Roads:**
 - a) **Crack Seal:** The roads were crack sealed Saturday, September 17, 2016. Company: Sierra Santa Fe. Kirby Hess (talking with board via phone) will check on these when he comes up in a few weeks. The roads were also prepped at this time for chip sealing next year. A different mixture was applied this year. More durable (sand filler mixture). Appears a little different. Cost was about \$6,900. Invoice to follow.
 - b) **Future Chip Seal Resurfacing:** Kirby Hess talked about future chip sealing. Looking at \$100,000. This would give us 2 coats on Royce Mountain Road/ 1 coat on all other streets in our HOA/ and a fog seal. Kirby Hess reported that

this price may go up next year. We will have to wait and continue to discuss at our next meeting being held, January 14, 2016 at 9:00 am at the Fire Hall. Discussion followed. Kirby Hess highly recommended retaining the fog seal.

VIII Memo of Understanding Regarding Entrance Lot:

- a) **Attorney Specialist for HOA's** has changed. Fred Goetzke reported we have a new attorney more familiar with HOA law. His name is Kevin Harker. Fred Goetzke also passed out a memo of understanding letter for the board to review. Once this letter is finalized it will be sent out to all HOA's in Diamond Peaks.

V11 Adjournment: Meeting adjourned at 9:50