

Emerald Meadows H.O.A. Tract 1355

BOARD MINUTES

March 11, 2017
9:00 a.m at Fire Hall

Meeting Facilitator: Linda Barron

Call to Order: 9:00 am

- I. **Roll call:** Linda Barron, Nick Goeveling, Nancy Rich, Kirby Hess, Nate Brostrom (phone) Chris Kline (phone) Guests: Carol Goeveling,
- II. **Presidents Report:** No update this month
- III. **Approval of minutes** from January 14th and 28th 2017. Nancy Rich presented a copy of the minutes. Nick Goeveling made a motion to accept the minutes as written. Chris Kline seconded the motion. All were in favor.
- IV. **Treasurers Report:** Nick Goeveling reported that our operating fund has \$15,551 which covers routine expenses which include Insurance and snow clearing. The reserve account has \$123,417 and after the chip sealing this summer there will be approximately \$23,400. There is \$4101 in the savings account.
- V. Linda reported that the insurance through Bancorp is due for renewal and the amount of renewal is \$2,200 annually.
- VI. **Open issues:**
 - Chip Seal maintenance project 2017:** Kirby Hess went over the timeline for the project. Certain things need to take place before the chip sealing and they include surveying the roads for additional corrections, crack sealing, repair water valve cover on Blue Sky & Clear Spring, repair sink hole on Blue Sky, repair shoulder rock, grade the approach at dirt side road on Blue Sky, clean Blue Sky pavement at dirt side road and notifications need to be posted, mailed and emailed to property owners and other Diamond Peaks HOA's.

The week of July 9th is the best case for starting the project. It all depends on the weather. Rock for the project will be staged at the upper end of Blue Sky and volunteers will be needed to make sure an emergency lane of traffic is kept open while the rock is being delivered. Once the fog seal has been put down the road cannot be driven on for approximately 3 ½ hours so the owners will need to be notified of that also. Volunteers for various duties will be needed throughout the project. The more volunteers we have the less work we need to hire out.

VII: New Business

- a) Nick asked for permission to purchase 2017 Quick books for approximately \$100 so he can start taking over part of the bookkeeping duties. The board approved that purchase.
- b) Property Owner Improvement Projects: Kirby Hess was concerned with projects that have been started and left unfinished on bare lots so was questioning what the regulations were regarding this issue. According to the bylaws once you have started building the foundation you have a year to completion. It is ok to start clearing the lot and spending time in an RV on the lot as long as you are working on the lot (clean up etc.)
- c) Nick Goevelinger reported that he and Linda Barron would be meeting with Kevin Harker, attorney for Community Association Law Group in Bend Oregon. His specialty is small HOA's. The board has agreed to move ahead with this new representation. An outline of their collection agreement was shared. Nick & Linda will meet attorney and revise the Collection Resolution to fit our Emerald Meadows HOA guidelines.
- d) Next Meeting: May 13, 2017 at 9:00 am at the Firehall

VII. Adjournment: 10:39 am