

Emerald Meadows H.O.A. Tract 1355

MEMBERSHIP MEETING BOARD MINUTES

July 1, 2017
9:00 AM at Fire Hall

Board Members Present: Linda Barron-President, Nancy Rich-Secretary, Nick Goevelinger-Treasurer, Nate Brostrom, Chris Kline

Meeting Facilitator: Linda Barron

Call to Order: 9:01 am. Those present: Paula Elissondobby, Douglas Higgins, Kathleen Concannon, Carol Goevelinger, Dusty King-Nicholas, Lynda King-Nicholas

Proof of Meeting: Notice posted on website. All property owners received a mailing with location of the meeting. Nancy Rich passed out current July 1, 2017 Agenda, last year's July 30, 2016 Annual Meeting Minutes and a copy of the July 30, 2016 Annual Board Meeting Minutes.

- 1) **Past Meeting Board Minutes Review & Adoption:** Motion made by Nick Goevelinger to accept the minutes as written July 30, 2016. Chris Kline seconded. Motion passed.
- 2) **Report of Officers**

President: Linda reported on the status of the Snow Contract for the coming year and as of this point no one had turned in a bid. Due to the death of Richard Siragusa we will be extending the window for contractors to turn in their bids.

Treasurer: Nick reported that the balance available in Wells Fargo and Washington Federal savings and checking accounts total \$84,809.23. The amount committed for the final payment for Road Surfacing is \$49,000.00 which will leave a total of \$35,809.23. Projected Annual Income for 2017-2018 is \$44,200.00 if every lot owner paid. Current Past Due Accounts to date is \$33,957.00. 22 lot owners have past due amounts. Annual Expenses are \$24,625.00 with a projected 3% increase in expenses which would bring the total up to \$25,364.00. There is a good possibility the snow clearing contract cost may go up dramatically.

3) Open issues:

- a) **Chip Sealing Roads:** The road resurfacing schedule is on time to start on July 10, 2017. The schedule for the project is posted on the HOA website. It was noted that all users will need to drive slowly and carefully for the remainder of the summer until the temperatures come down because the road will be soft and can be damaged easily.
- b) **Water System:** The Telemetry System has been failing and needs to be reset on a weekly basis so volunteers are needed to help with this. Paula Elissondoherry and Douglas Higgins volunteered to help with that. The well is very good and has plenty of water.

4) New Business

- a) **Possible Dues Increase:** There is a possibility that HOA fee's will need to be increased or a special assessment for the roads will need to be levied. This will be discussed at later Board Meetings.
- b) **Selling of Water Rights:** The possibility of selling a water right was discussed and decided that at this time it wouldn't be profitable enough to consider. This may be discussed at a later date.
- c) **Fee's on Bare Lot Property Versus Lot with a Structure:** Dusty King-Nicholas raised concerns on the price of fees for bare lots versus lots with structures. He thinks the fees should be less if there is no structure built on it because they potentially are not being used so therefore doesn't feel it is fair that they should be charged the full amount.

- 5) **Election of New Board Members (4 positions open):** Carol Goevlinger made a motion to elect Douglas Higgins to the Board for a three-year term. Nancy Rich seconded the motion. Vote by Membership was unanimous. Chris Kline made a motion to re-elect Nick Goevlinger to the Board for a three-year term. Linda Barron seconded the motion. Vote by Membership was unanimous. Nancy Rich made a motion to re-elect Nate Brostrom to the Board for a three-year term. Linda Barron seconded the motion. Vote by Membership was unanimous. Carol Goevlinger made a motion to re-elect Linda Barron to the Board for a three-year term. Chris Kline seconded the motion. Vote by Membership was unanimous. Lynda King-Nicholas made a motion to elect Dusty King-Nicholas to the Board and after more discussion it was determined that he should be a Committee Chair as an Advocate for Owners of Bare Lots. Nick Goevlinger seconded the motion. Vote by Membership was unanimous.

6) **Adjourn Meeting:** Meeting adjourned at 10:18. Board meeting will follow at 10:35.