

Emerald Meadows H.O.A. Tract 1355 Meeting Minutes

February 10, 2018

I. Call to order: Linda Barron called to order Emerald Meadows HOA Board Meeting at 9:00 am.

II. Roll call

Linda Barron, presiding as Secretary conducted a roll call. The following persons were present: Nick Goeveling, Linda Barron, Nate Brostrom, Douglas Higgins (via phone: Chris Kline, Kirby Hess).

III. Approval of minutes from last meeting

Linda Barron, presiding as Secretary presented the minutes from the September 2, 2017 meeting. Nick Goeveling made a motion to accept minutes as written. Nate Brostrom seconded the motion. All were in favor.

IV. Open issues

- a) Liens: Nick Goeveling reported that approximately \$16,000 was in arrears in HOA dues. Discussion followed. Currently, three lots (56,57, 39) will be notified that their accounts will be turned over to the attorney that handles lien notification. Once this stage is reached property owners must correspond directly with the law firm, not the board members.

Nick Goeveling reported that the Law firm has notified us of an arbitration meeting scheduled for late March/ early April on Lot 21 Both Nick & Linda Barron will represent the board. It has been decided that no waiver of HOA dues will be considered. At present, \$2500.00 has been collected in past due lien amounts.

Discussion will take place at our next board meeting regarding late fees added to existing past due accounts. At present, we do not charge late fees.

V. New business

- a) Resolution: Nick Goeveling presented this resolution. Currently, there is nothing that gives the board the legal right to bill property owners for

incurred expenses when requesting special inquiries. This resolution is the current Oregon Public Records Fee Schedule (2015 ORS 192.440 and can be utilized when necessary. Resolution FY 17-18 #001 Linda Barron made a motion to accept Resolution as written. Douglass Higgins seconded the motion. All were in favor. was signed and dated February 10, 2018.

- b) Financial Report: Nick Goevlinger submitted a current financial report. The net balance is \$52,523.16 No significant projects are targeted for the near future. Any additional work necessary for the roads will be discussed between Kenny & Kirby Hess in early Spring.
- c) Signage: Linda Barron reported that there are now small children living in Diamond Peaks. The county will be installing two signs (county regulated) on Blue Sky Way & Royce Mountain. This is a needed safety measure.
- d) Annual Board Meeting has been scheduled for Sunday, July 8 at 9:00
- e) Next board meeting: March 31, 2018 9:00 am Fire Hall

VI. Adjournment

Linda Barron adjourned the meeting at 9:46

Minutes submitted by: Linda Barron

Minutes approved by: Name