

Emerald Meadows Home Owners Association

Diamond Peaks Tract 1355

Board Meeting Minutes

March 31, 2018

9:00 AM at Fire Hall

1. **Call meeting to order: 9:04** **Linda Barron**

2. **Proof of Meeting Notice:** **Nancy Rich**

3. **Roll Call: Board Members Present Linda Barron-President, Nick Goevelinger-Treasurer, Nancy Rich-Secretary, Kirby Hess, Douglass Higgins, Via phone Chris Kline, Nate Brostrom**

4. **Past Meeting Membership Minutes Review and Adoption**

 Vote Required: Motion made by Nick Goevelinger to accept minutes

 Seconded by Nancy Rich

 Vote passed:

5. **Treasurer's Report: Nick Goevelinger reported the balance on the checking account is \$57,669.08**

6. **Open Issues:**

- a) **Liens:** We have been collecting past due accounts this winter. All but 2 owners are current or making payments. We discussed the possibility of adding late fees to those whose dues are past due. We should be adding a 1% late fee per month to those accounts that are 13 months past due. Statements go out quarterly to those who still owe dues.

- b) **Vacation of Property lines in our HOA and clarification on how it affects our collections of dues per lot:** There was an approval by Klamath County for an owner to vacate his property lines between two lots and make one lot. The board was not aware of the decision until 3 days prior to the decision which didn't allow them time to comment. Our HOA Attorney, Kevin Harker, will be asked to review the Counties decision so that we know if any further action needs to take place. The home/property owner has agreed to continue to pay dues on both lots even though they have been combined. Agreement attached to these minutes.

- c) **Diamond Peaks Road Maintenance:** Discussion will be had with Kenny to keep the ditch clean. There was a discussion on how to deal with the gravel road that goes off of Blue Sky Way. It was recommended to remove the evacuation signs off the top of the gravel road that directs people to evacuate down that road which is not maintained during the winter months.

- d) **RFP Snow Clearance and Road Maintenance:** We all agreed the snow clearing went well this winter and it is time to send out the RFP for 2018/2019 and that there would be no change to the contract.

- e) **MOU Follow Up:** MOU for shared expenses of the entry lot were sent out to the other HOA's to try to get monetary help with the maintenance of

the lot. Only one HOA responded and said they were willing to help with the expenses. There was no follow up and no bills sent out. We are going to revive the effort and try to get buy in from all HOA's as well as send bills to them.

7. New Business:

- a) **New Bookkeeper:** We are searching for a new bookkeeper that lives close to the area. Preferably no farther away than Lapine. We are very happy with the company that processes our income taxes so may consider checking with them to see if they also have bookkeeping services.

- b) **Next Meeting:** May 5th at Linda Barron's home at 5:00 PM. It will be a Potluck with a Cinco De Mayo theme.

Meeting adjourned at 10:30 AM