

Emerald Meadows H.O.A. Tract 1355

Meeting Agenda

May 5, 2018

5:00 PM at Linda Barron's house Potluck

Board Members: Linda Barron- President, Nancy Rich–Secretary, Nick Goevelinger-Treasurer, Nate Brostrom, Kirby Hess, Douglas Higgins

1. Call Meeting to order: 5:16 PM **Linda**

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

3. Past Meeting Board Minutes Review & Adoption:

Vote required: Motion – Nick Goevelinger Second Nate Brostrum Vote: Passed

4. Report of Officers

- President's Report **Linda**

Discussion on combining lots, payment of fee's and what legally is required whether the owner should pay for both-lots or one after they have been combined. We are waiting for clarification from the lawyer on what the law states. CC& R's might need to be changed which would require a 75% passing vote.

We also discussed the beautification of the area around the HOA Cistern.

- Treasurer's Report **Nick**

We have \$51,682.77 in the checking and savings account combined after payment for the Road Snow clearance and HOA Insurance.

5. Open issues:

- MOU **Linda**

We have acceptance from 3 HOA's for the MOU on the entrance lot cleanup. Diamond Summit HOA has chosen not to participate in the cleanup fees at this time. Once the work is complete, we will send a bill to the other HOA's that have agreed to split the costs.

- Variance **Linda**

This was discussed under the President's report. See above.

- Dog Control

Nick

There have been a few instances of dogs running around loose whether with the owner or without and one of the residents was charged by a couple of loose dogs. There is a Leash Law in the development. It is under Article 7 section 12 where it states "all animals including dogs must be kept within the confines of the property or on a leash to protect those residents wishing to use the roadways for recreational walking, jogging, etc." The board will start sending out warnings to the home owner if known and if not known the warning will be sent to the HOA. If the problem still persists then there will be a fine given to the owner or the HOA of the section that the owner lives in.

6. New business

The HOA will start charging 1% interest per month starting with the 13th month after the invoices have been sent out and payment has not been received. This interest will compound monthly.

We had one proposal submitted by Royce Mountain Construction LLC for the Snow Clearance Contract for 2018/2019 and the board voted unanimously to accept the proposal which is the same as the previous year.

- Next Meeting will be July 8th at 9:00 AM at the Fire Hall and it will be the annual membership meeting. There will be a board meeting directly following.

7. Adjournment: 5:55 PM