

# **Emerald Meadows Home Owners Association**

*Diamond Peaks Tract 1355*

**July 7, 2018**

**9:00 AM at Fire Hall**

## **Membership Meeting Minutes**

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

**1. Call meeting to order: 9:02 Roll Call** **Linda Barron**

**2. Proof of Meeting Notice Posted to the website** **Nancy Rich**

### **3. Past Meeting Membership Minutes Review and Adoption**

**Vote Required: Motion made by Nick Goevelinger to accept minutes** **Seconded by**  
**Kirby Hess** **Vote passed**

### **4. Report of Officers**

- Presidents Report- Linda Barron welcomed everyone to the meeting and wanted to make sure that everyone was aware of the website and that participation was encouraged in the meetings. Linda also reported that the snow clearance for 2018/2019 was awarded to Royce Mountain Construction LLC.**
  
- Treasurers Report - Nick Goevelinger went over the annual fees with the members that were present. He reported that we will have \$49,128.74 in the**

checking account after the backflow testing is done. The yearly statements had yet to be mailed out yet.

## 5. Open Issues

- a) MOU for entrance lot-Three of the 4 HOA's were willing to pay a portion of the upkeep on the entrance lot to Diamond Peaks. The 4<sup>th</sup> HOA wants more detailed information before they agree to help out.
- b) Lot Variance-We are getting clarification on combining 2 lots in to 1. We are trying to determine whether 2 HOA dues remain to be paid or just 1. We will check with the lawyer to find out the legalities.
- c) The HOA will be hiring a bookkeeper and the cost will be approximately \$3000 a year.
- d) The HOA will start charging interest on past due accounts. 1% late fees per month will be charged to accounts that are past due starting with the 13<sup>th</sup> month past due.
- e) The HOA has discussed charging a transfer fee but we will need to get more information from the attorney before that gets put into place.
- f) Dog Control-All dogs need to be on a leash when not on their own property. If you see someone walking their dogs, unleashed it is your responsibility to discuss the issue with them. If they still do not comply you should report them to the HOA where their home is located.
- g) Change CCR's-There was a discussion on changing the CCR's for selling water hookups from \$15,000 to \$25,000. A vote was taken and there were 25 yes votes to raise the charges and 2 votes against it. We need 75% of the members to vote on this and we did not meet that requirement.
- h) Diamond Peaks Road- This road is in very bad shape and needs to be fixed. The run off is damaging Blue Sky Way. We discussed the need to have meetings with other HOA's to discuss this problem and make a commitment to correct the problem. We should also discuss help from the other HOA's for funding for the entrance roads in our HOA that all the other HOA's use to access their roads.

6. Election of New Board members- there were 2 at large positions vacant. Nick Goeveilnger nominated Nancy Rich for one position and Linda Barron 2<sup>nd</sup>. Vote passed. Linda Barron nominated Charles Baker for the 2<sup>nd</sup> vacant position, Doug Lawnicki 2<sup>nd</sup> and the vote passed.

**Meeting adjourned at 10:50 am.**