

Emerald Meadows H.O.A. Inc.

Meeting Minutes

September 29, 2018

9:00 AM at Fire Hall

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

1. Call Meeting to order: **Linda**

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

3. Past Meeting Board Minutes Review & Adoption:

Vote required: Motion made by Nick to accept the minutes

Second made by Nate Vote: Passed

4. Report of Officers

- President's Report **Linda**

Linda reported that Kevin West's garage is now in compliance with the correct roof pitch and that the house is in escrow and the HOA Attorney has been contacted with this information.

- Treasurer's Report **Douglas**

Douglass reported that 35 people have paid their HOA fee's so far and there are 24 still outstanding. While trying to change the HOA's bank accounts over so Douglass has access as the new treasurer it was discovered that we should change the name to Emerald Meadows HOA Inc and no longer use the Diamond Peaks Tract 1355 in the name. We will be closing the Wells Fargo account. Chuck made a motion to accept that closure, Linda seconded that motion and the board voted to pass the closure. We will also be closing the Washington Mutual account. Chuck made a motion to accept that closure, Nick seconded the closure and the board voted to pass the closure. We will be opening a new account at Mid Oregon Credit Union in Lapine, Chuck made a motion to pass the new opening, Nick seconded the motion and the board voted to pass the opening of the new account.

5. New business

- Discuss Consequences of Non Compliance with HOA's CCR's **Linda**

We had a discussion about how and when to fine owners when they are out of compliance with the CCR's and what we are allowed to fine for. We will acquire other HOA's CCR's and see what they fine for and how they fine.

- Second exit in Diamond Peaks **Linda**

There was a discussion about planning for a second exit out of the development. If there were a fire the Firefighters would need another exit for easy access in and out of the development. It would only be used by the Firefighters and would be closed during normal circumstances. We will need to contact the County to see if they would allow access to Hwy 58 through a 2nd entrance/exit. We will also discuss this issue with the other HOA's.

- Memo of Understanding for Fire Hydrant between Fire Dept. & HOA **Linda**

The fire department has a pump in our HOA's well that they will use for fires if needed. If for some reason they pump out too much water and it damages our well they agree they should pay to replace/repair our pump but we don't have anything in writing stating that. We all agreed that we need to have a memo of understanding stating that if this happens the Fire Department will be responsible to correct the problem. Nick has agreed to write up a draft MOU and present it to the Board for approval then it will be presented to the Fire Department.

- Stop Sign **Chuck**

Chuck voiced his concerns about there being no stop sign at the bottom of Blue Sky and Clear Springs. There is a lot of traffic going through that area and he has had near misses being hit and we all agreed it would be a good idea to have a stop sign in that area. Chuck will contact the County to get permission to put up a stop sign. Chuck made a motion to spend no more than \$500 to acquire a sign, Linda seconded the motion and the Board passed the request.

Carol Goevlinger brought up the fact that a lot of the culverts in the HOA are filling up with gravel and the trees are starting to grow out into the road. We all agreed that we need to have Kenny clean out the ditch line and we will get an estimate from him for the work.

7. Next meeting will be February 9th, 2019 at the Fire Hall

Meeting Adjourned at 10:33 AM

