

Emerald Meadows H.O.A. Tract 1355

Annual Membership Meeting Minutes

July 13, 2019

9:00 AM at Fire Hall

Meeting Facilitator: Linda Barron

1. Call to Order: 9:01 AM **Linda**

11. Roll Call: **Nancy**

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

Home owners present – Carol Goevelinger, Susan Higgins, Matt Rich, Randee & Sue Hohenshelt, Jean-Guy Martin, Jeanette Martin, Jeff & Kathy Jones, Paula Elissondobby

2. Approval of minutes from last meeting: **Nancy**

Nick made a motion to accept the minutes as written, Nate seconded, motion passed.

3. Past Annual Membership Minutes Review & Adoption: **Nancy**

Vote required: Motion: Carol Goevelinger Second: Nate Brostrom Vote: Passed

4. Report of Officers

- President's Report **Linda Barron**

Linda Barron reported that we need accurate information on the property owners such as email and phone numbers so we can send them information.

She also stated that there is a lot of new building going on right now and will be more next year.

Diamond Peaks Road is eroding and when there is snow melt or a heavy rain the dirt is washing over Blue Sky Way and it is eventually going to damage the road. We need to check with the County to see if there is some signs that we can put up that would restrict the weight limit of vehicles going up and down the road.

- Treasurer's Report

Douglas Higgins

Douglas Higgins reported that we have 69 lots and only 2 property owners are not up to date on their HOA fee's.

Snow Clearance contract went up \$600 for the 2019/2020 season.

HOA Insurance went up 3% this year.

View the whole treasurers report on the website for all account balances.

5. Open Issues

- Water Telemetry System

Chuck Baker

Chuck Baker did a drive by/walk thru in May of the water system and reports that the water quality is good.

- Proxy Vote

Linda Barron

A proxy vote was sent out earlier this year to get votes on whether to raise the price of outside water hook up from \$9620 to \$25,000. We need 75% of the property owners to vote and 51% to pass the vote. After votes were tallied, we were 11 votes short to reach the 75% participation. Carol Goevlinger made a motion as a member to keep the proxy open for the remainder of the fiscal year to receive more votes. Chuck Baker seconded the motion and the motion passed.

- Board Position

Linda Barron

Kirby Hess's term has ended and Linda Barron nominated Randee Hohenshelt for the new vacancy, Carol Goevlinger seconded the nomination and Randee Hohenshelt accepted the nomination. The vote passed.

Joseph Borschow nominated Mark Weisner for the vacant position also and Douglas Higgins seconded the nomination but Mark Weisner was not present to accept the nomination.

- Snow Contract

Linda Barron

Linda Barron placed an ad for 3 weeks for RFP's for the 2019/2020 Snow Contract and had one bid from Royce Mountain Construction. They were awarded the contract and everyone agreed they did an excellent job on the roads last winter.

- Bookkeeper

Douglas Higgins

We need to hire an outside bookkeeper and we would like to find someone who lives in Lapine or Bend if possible. Douglas Higgins and Kirby Hess both have recommendations and we will get more information on them and see if either of them would be a good fit.

- Other:

Nick Goevlinger stated that the fire department is having a hard time recruiting volunteers. There was a possibility of the Crescent Fire Department merging with Crescent Lake FD but that didn't work out. Crescent Lake FD has one full time and one part time employee and they receive back up from Walker Range and Oakridge Fire Departments as well as offer them backup.

Nick Goevlinger also mentioned that the fire department is working on putting up an internet tower at the end of their property and they are waiting on approval from the FAA and are hoping it will be installed this fall. The tower will be a guided tower and approx. 185 feet tall.

Kirby Hess reported that most of the roads in our HOA look pretty good with the exception of Springfield Ct. and Alpine Breeze. There are a few depressions and cracks and he mentioned that we need to budget for crack sealing in the next year or so.

7. Adjournment: 10:21AM