

# **Emerald Meadows H.O.A. Tract 1355**

## **Meeting Minutes**

**November 9, 2019**

**9:00 AM at Fire Hall**

Board Members Present : Linda Barron- President, Douglas Higgins-Treasurer, Nancy Rich-Secretary, Chuck Baker, Nate Brostrum, Nick Goevelinger by phone, Randee Hohenshelt

1. Call Meeting to order: 9:07am **Linda Barron**

2. Proof of Meeting Notice: Posted on website **Nancy Rich**

3. Past Meeting Board Minutes Review & Adoption:

Vote required: Motion made by Nancy Rich    Seconded by Randee Hohenshelt    Vote: passed

4. Report of Officers

• President's Report **Linda Barron**

There is nothing new. We had a successful annual meeting. We had enough members vote to raise the sale of water rights from \$9,000 to \$25,000. There will be 4 open board positions in July 2020.

• Treasurer's Report **Douglas Higgins**

We have \$91,485 combined in checking and savings. We have \$12,600 currently in expenses. There are 5 outstanding accounts not paid and 2 accounts in arrears. We still need to find a bookkeeper.

5. Open Issues

• Water Report **Chuck Baker**

Chuck Baker met with the water master and discussed back flow and everything is in good shape.

• Resolution regarding Blue Sky Way lot **Linda Barron**

The lawyer for our HOA determined that the lot in question on Blue Sky Way is subject to HOA dues.

- Updated CCR's posted on Web Site

**Linda Barron**

The CCR's have been updated with the new changes for the water allotted updates and have been posted to the website. An application for annexation for water allotted must be completed and approved by the board who will make the final decision if the property is viable.

The board agreed that we won't sell water to anyone on the dirt road that comes down to Blue Sky Way because we won't be responsible for any damage that could be caused to the road if a water pipe breaks. A motion was made by the Chuck Baker for this agreement, Nate Brostrum seconded the motion and the vote passed.

- Official Notification to County of Changes to CCR's

**Linda Barron**

Once the updated CCR paperwork has been notarized, Linda Barron will take them to Klamath County to be recorded.

- The board discussed maintenance of the gravel road that comes down onto Blue Sky Way and Nate Brostrum made a motion to raise the amount that could be spent on maintenance for cleaning out the culverts and ditch line from \$500 to \$1000. Linda Barron seconded the motion and the board voted and passed the motion.

## **6. Schedule Next Meeting**

**Board**

The next board meeting will be on Feb. 15<sup>th</sup>, 2020 at 9:00am at the Firehall

## **7. Adjournment at 10:15am.**