

Dear Emerald Meadows HOA Membership:

2019-2020 has continued to be a busy year for property owners. Several lot owners in our HOA have built over the past year. Lots have already been cleared for building this summer. It has been fun and exciting to see so much growth in Diamond Peaks. Reminder to all. Any building in our HOA should not start until your plans have been approved by the board. That Architectural Form is on the website. It is simple and will catch any misconceptions before it costs a property owner needless repairs.

Again, I encourage all of you to become involved and have a voice in our HOA. More than ever we need the input from all the new owners. We have posted all documents and meetings on the website to help everyone feel connected. There are only four scheduled HOA meetings during the year. The times and meeting minutes are posted on our website (www.emeraldmeadows.org) These meetings are not excessive and we welcome the involvement. It gives everyone a chance to make positive contributions to some of the concerns that are voiced by other members.

Our water quality remains excellent. The most current report is posted on the website. We continue yearly to have our backflow devices tested with repairs made at the time of the inspection. Chuck Baker is handling all water issues this year. He has been great.

The snow clearance and maintenance contract was posted on our website and in the Wise Buys. All bids are due at the end of June. Results will be posted on the website once the board takes a vote.

Thanks to all our property owners we were successful in changing our By Laws last year to reflect a \$25,000 fee to hook up to our water and to join our HOA. This only affects those lots that are currently not a part of our HOA. Whether we ever use this new by-law will be up to our acting board.

Three board positions are coming up this year. It is a great time to become involved. You have the knowledge of the old board to rely on and the time to implement changes you would like to see. As a member at large you would have a vote.

This year will be a mark of the times. Instead of meeting at the Fire Hall we hope to see you on Zoom.com for the Annual Membership meeting. It is scheduled for Saturday, July 11, 2020 at 9:00 am. I will be emailing all of you. Please, if anyone has changed their email address forward that to us. All documents needed for the meeting will also be sent to your email.

Respectfully,

Linda Barron

President, Emerald Meadows HOA

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