

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

**Annual Membership Agenda**

**July 11, 2020**

**Conducted via Zoom.com due to  
Restrictions in place due to Covid 19**

**Meeting Facilitator**

**Linda Barron**

**1. Call to Order @ 9:05am**

**Linda Barron**

**2. Roll Call**

**Nancy Rich**

**President Linda Barron, Secretary Nancy Rich, Treasurer Douglas Higgins, Members at Large, Nate Brostrum, Nick Goavelinger, Randee Hohenshelt, Chuck Baker**

**Homeowners present Melissa Erno, Dave Trethaway, Paula Elissondobberry, Eric Austin, Kirby Hess**

**3. Approval of minutes from last meeting**

**Nancy Rich**

**Vote required: Motion Chuck Baker      Second Nick Goavelinger      Vote passed**

**4. Past Annual Membership Minutes Review & Adoption:**

**Nancy Rich**

**Vote Required: Motion Nancy Rich      Second Linda Barron      Vote passed**

**5. Report of Officers**

**President's Report:**

**Linda Barron**

There is a lot of new building going on. We need to have patience with the extra traffic and cars that are parked along side the road and we need to be welcoming to the new Home Owners. Chuck Baker and Dave Crider have been working on the water hookups for the new owners

Linda Barron and Nick Goavelinger are leaving the board after many years of service.

There have been concerns about people using the old powerline easement as a road to snowmobile on but it actually cuts through peoples private property so there needs to be some sort of barrier put in place to block access.

**Treasurer's Report:**

**Douglas Higgins**

The balance in the Checking and Savings accounts combined total \$74,104. There are no expenses coming up. We have a total of 39 people connected to water so we are receiving more water income. All HOA fees have been paid up to date.

Our projected income over the next fiscal year is \$46,245. Our projected annual expenses for the next fiscal year are \$36,066 plus 3% inflation rate and \$3,000 for a proposed Bookkeeper.

**6. Snow Removal Contract for 2020:**

**Linda Barron**

The board posted the RFP for the annual Snow Removal Contract in multiple locations and only received one response from Royce Mountain Construction for \$22,800.

Vote Required: Motion Chuck Baker Second Linda Barron Vote passed

**7. Water Systems Report:**

**Chuck Baker**

Chuck Baker reported that the water quality is excellent. Butch who has been the recent water master is too busy to deal with hookups right now so David Crider will take over the new hookups. Chuck does walk throughs quarterly or more often to check on things.

**8. New Items:**

**Easements on both cul-de-sacs**

**Douglas Higgins**

In the winter time people have been parking their vehicles in the cul-de-sacs which makes it hard for the snow plows to plow and makes it impossible for people who are towing trailers to get turned around in the cul-de-sacs. We need to keep the cul-de-sacs clear in the winter.

**CCR's Reviewed by attorney**

**Douglas Higgins**

Douglas Higgins stated that there are new laws that have gone into effect for HOA's and suggested that we should have our lawyer look over our CCR's to make sure we are in compliance and that the expense for that would be approximately \$1000. The Board decided that is something that could be discussed at a later board meeting.

**9. Election of New Officers:**

**Linda Barron**

**Board positions are open (3). There are currently 7 board positions that can be filled this year. Currently we have three of those 7 positions to fill. Nominations from the floor will be accepted.**

Linda Barron nominated Jeff Krier, Nancy Rich seconded the nomination and the vote passed.

Randee Hohenshelt nominated Melissa Erno, Linda Barron seconded the nomination and the vote passed.

Linda Barron nominated Nancy Rich, Chuck Baker seconded the nomination and the vote passed

**10. Adjournment: 9:40am**

**Nancy Rich**