

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

**Annual Board Meeting Minutes**

**July 24, 2021**

**10:00 am**

**Firehall**

**Meeting Facilitator**

**Randee Hohenshelt**

**1. Call to Order at 10:45 am**

**Randee Hohenshelt**

**2. Roll Call**

**Randee Hohenshelt**

President Randee Hohenshelt, Secretary Melissa Erno, Treasurer Chuck Baker, Members at Large Nate Brostrum, Jeff Krier, Nancy Rich, Douglas Higgins

Homeowners present: Donna Baker, Susan Higgins, Cathy Bromstrom, Doug Lawniki

**3. Past Annual Board Meeting Minutes Review & Adoption:**

**Randee Hohenshelt**

Vote required: Motion Nick Goeveling

Second Jeff Krier

Vote Passed

**4. Report of Officers**

**President's Report:**

**Randee Hohenshelt**

Covered in Annual Membership Meeting

**Treasurer's Report:**

**Chuck Baker**

Covered in Annual Membership Meeting

**5. Election of Board Officers**

**Board Members**

President Randee Hohenshelt to stay Motion by Nancy Rich    Seconded by Jeff Krier    Vote Passed

Treasurer Chuck Baker to stay Motion by Douglas Higgins    Seconded by Jeff Krier    Vote Passed

Secretary Melissa Erno to stay Motion by Nancy Rich    Seconded by Jeff Krier    Vote Passed

All remaining Board Members are Members at large Nancy Rich, Nate Bromstrom, Douglas Higgins

**6. Snow Removal Contract for 2021:**

**Board Members**

2 bids were submitted. A bid was accepted from Royce Mountain Construction for \$22,800 equal monthly payments. Board agreed 5 with 2 not voting.

**7. Add gravel to road edges**

**Board Members**

Board members Randee, Douglas and Nate will walk the road to assess the condition and determine which needs extra gravel.

**8. Road Crack Seal**

**Board Members**

Board members discussed and decided to budget yearly to maintain our roads.

**9. Tree Removal within 8' of road pavement**

**Board Members**

Board members discussed that all property owners are encouraged to maintain their lots of for fire suppression. A letter will be sent to HOA members with problem areas. We are in an extreme fire season. Check with Walker Ridge/Echo Murray for 360 Compliance on our website

[www.emeraldmeadows.org](http://www.emeraldmeadows.org).

Cathy Bromstrom suggested that HOA members renting their cabins should have renter's rules posted on their rental sites. The HOA members are ultimately responsible for their renters. Cathy and Susan Higgins will compile a letter to property owners who rent with a list of rules that their renters are responsible to follow.

**10. Next Meeting**

**Board Members**

The next meeting will be on **October 2, 2021 09:00 am at Randee's house**. HOA Cleanup Day to follow meeting at 10 am.

**11. Meeting adjourned 11:40 am**