

Emerald Meadows H.O.A. Tract 1355

Annual Membership Meeting Minutes

July 24, 2021

9:00 am

Firehall

Meeting Facilitator

Randee Hohenshelt

1. Call to Order @ 9:05am

Randee Hohenshelt

2. Roll Call

Randee Hohenshelt

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

Homeowners present: Roger Hollingsworth, Paula Elissondoberry, Linda Barron, Matt Rich, Donna Baker, Susan Higgins, Cathy Brostrom, Carol and Nick Goevelinger, Rob and Anita Moore, Kathleen Concannon, Doug Lawniki

3. Past Annual Membership Minutes Review & Adoption:

Randee Hohenshelt

Vote required: Motion Nick Goevelinger Second Cathy Brostrom Vote passed

4. Report of Officers

President's Report:

Randee Hohenshelt

3 houses currently under construction. 2 are approved to break ground. Pavement crack sealing is half completed, will continue in next couple of weeks. Board will be discussing tree removal for right of way 6 to 8 feet because of potential damage to roadway. We are losing pavement on the edges of roads. Gravel will be added to damaged areas. Lot clean up discussed. Property owners should clean up dead trees and brush to prevent fire hazards. The Board will send a letter notifying property owners if there are concerns regarding their lots. Cathy Brostrom reminded members to contact Walker Range Fire Patrol/Echo Murray for grants that are available for clean-up and chipping. Information is on our website: www.emeraldmeadows.org. Water issues- check your water box for damp ground (water leaks). Insulate water boxes.

Treasurer's Report:

Chuck Baker

The balance in the Checking is \$70,610.50 and Savings account is \$6,830.30. Committed expenses \$5,700.00 for the well seal to be coated. Corrections were made to the net to be \$71,740.80.

Motion to approve Treasurer's Report with correction: Carol Goevelinger Second: Jeff Krier
Vote passed

5. Water Systems Report

Chuck Baker

Water levels are very low this summer. A new flow meter has been added. The pump and motor have been replaced. The well has been lowered to 40 feet. The Fire pump was taken out, hydrant remains. The fire department is still connected to the reservoir. Nate Bromstrom asked about water levels being documented. Chuck Baker will document monthly. Nate also suggested a cycle stop for pump; Chuck Baker will get a cost.

Doug Lawniki discussed action taken against his lot for delinquent payment. This was resolved. Doug Lawniki asked that in the future, when discussing issues, the property owner should be notified prior to any legal action being pursued.

Doug Lawniki made a motion, when discussing issues, property owner and association members should be notified prior to any legal action being pursued.

Motion Seconded by Cathy Bromstrom

Vote passed

6. Election of New Officers:

Randee Hohenshelt

2 Board positions are open. Douglas Higgins and Chuck Baker are both willing to stay.

Nick Goeveling made a motion to stay for Douglas Higgins. Cathy Bromstrom seconded the motion and the vote passed.

Linda Barron made a motion to stay for Chuck Baker. Nick Goeveling seconded the motion and the vote passed.

7. Entry lot clean-up, Association workday October 2, 2021, 10:00 am

Randee Hohenshelt

Anyone who wants an Aspen shoot, put a ribbon around it, so it's not removed in cleanup. Carol Goeveling asked about the absence of the flags at entrance Memorial Day to Labor Day. The Board will discuss at future meeting.

8. Adjournment: 10:10 am