

Emerald Meadows H.O.A. Tract 1355

October 2, 2021

Meeting Minutes

9 am Douglas's House

Meeting Facilitator

Randee Hohenshelt

1. Call to Order @ 09:02 am

Randee Hohenshelt

2. Roll Call

Melissa Erno

President Randee Hohenshelt, Secretary Melissa Erno, Treasurer Chuck Baker, Members at Large, Douglas Higgins, Nate Brostrum, and Nancy Rich. Members in attendance, Linda Barron, Susan Higgins, Donna Baker and Sue Hohenshelt. (Jeff Krier not in attendance).

3. Approval of minutes from last meeting

Melissa Erno

Vote required - Motion: Melissa Erno Second: Douglas Higgins

Vote: passed

4. Report of Officers

President's Report:

Randee Hohenshelt

- In process of sending letters out for property clean up.
- Add gravel to road edge- hoping before winter if not, spring.
- Seal crack completed. We will keep after each year.

Treasurer's Report:

Chuck Baker

The balance in the Checking is \$93,500.00. Three quarters of HOA fees paid.

5. Water Systems Report:

Chuck Baker

- Last water test passed.
- Discussion - Increase water usage fee from \$200 to \$250. Will include backflow test on each property (adding \$50 to invoice).

6. New Business:

- Discussion - increase Water Hook up fee. Increase to from \$500 to \$600 (new owners). This will include box, backflow and work.
- Compensate Chuck Baker for Water Hook Up. Thirty plus sites.

- Douglas Higgins motion- Water Hook Up Fee \$600.
- 2nd Motion: Melissa Erno Voted: Passed

- Nancy Rich motion- Compensate Chuck Baker for Water Hook Up.
- 2nd Motion: Melissa Erno Voted: Passed

- Douglas Higgins motion- Increase Water Usage \$200 to \$250. HOA fees from \$750 to \$800 (\$550 per lot, \$200 water plus \$50 for backflow). \$500 bare lot fee.
- 2nd Motion: Nancy Rich Voted: Passed

- Entry Lot Sign needs to be painted. Contact other HOA's to pitch in. Diamond Peaks HOA has agreed.

- Flags to be flown Memorial Day to Labor Day.

7. Acknowledgements to Douglas, Chuck and Donna for Lot Clean Up pre work. Special thanks to Douglas & Susan, Chuck & Donna, Nate, Nancy & Matt, and Melissa for Lot Clean Up work on October 2nd. Lot looks great!

8. Next Meeting February 19, 2022 at Randee's house.

9. Adjournment: 09:55 am

Randee Hohenshelt