

Emerald Meadows H.O.A. Tract 1355

Annual Board Meeting Minutes

July 16, 2022

10:00 am

Firehall

Meeting Facilitator

Randee Hohenshelt

1. Call to Order at 09:50 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 Brostrom, Sue Hohenshelt, Matt Rich, Terry Arsenault

3. Past Board Meeting Minutes Review & Adoption:

Randee Hohenshelt

Vote required: Motion- Chuck Baker

Second - Nancy Rich

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 Motion - Melissa Erno Second - Douglas Higgins Vote - Passed

Treasurer: Douglas Higgins Motion - Chuck Baker Second - Nancy Rich Vote - Passed

Secretary: Melissa Erno Motion - Nate Brostrom Second - Randee Hohenshelt Vote - Passed

All remaining Board Members are Members at large: Nancy Rich, Nate Brostrom, Chuck Baker, Jeff Krier.

6. Snow Removal Contract for 2022:

Board Members

One bid was submitted. Bid was accepted from Royce Mountain Construction for \$24,000. \$2000 equal monthly payments. Motion - Chuck Baker Second - Nate Brostrom Vote - passed

7. Mailbox Fee

Board Members

HOA Mailbox fee is currently \$50. Proposal - EM HOA Members will have a long-term lease of \$125. Lease will be terminated upon sale of property, where it will revert back to the HOA. Mailbox holders outside of EM HOA will pay \$60. Fee to be waived for existing holders, that have paid at least 2 years. Board will further discuss at next meeting.

8. HOA Discount for Board Members/Officers

Board Members

Board members discussed HOA Discount. Denied, written in By-Laws, no monetary discounts.

9. Entrance Clean-up

Board Members

Board members discussed clean-up of Aspens at entrance. This will come out of the Maintenance Budget.

10. Next Meeting

Board Members

The next meeting will be on **October 8, 2022. 09:00 am at Randee's house.**

11. Meeting adjourned 10:25 am