

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

**Annual Board Meeting Minutes**

**June 29, 2024**

**10:00 am**

**Firehall**

**Meeting Facilitator**

**Randee Hohenshelt**

**1. Call to Order at 09:47 am**

**Randee Hohenshelt**

**2. Roll Call**

**Randee Hohenshelt**

President - Randee Hohenshelt, Secretary - Melissa Erno, Treasurer - Jeff Krier, Members at Large - Nancy Rich, Chuck Baker, Alex Nusser. Not in attendance - Nate Brostrum and Andy Ceniga.

Homeowners present: Sue Hohenshelt, Donna Baker, Linda Barron, Rachel Nusser, Ann & Dave Schwep, Matt Rich, Paula Elissondoberry.

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

**Randee Hohenshelt**

Vote required: Motion - Chuck                      Second - Alex

Vote - Passed

**4. Report of Officers**

**President's Report:**

**Randee Hohenshelt**

Covered in Annual Membership Meeting

**Treasurer's Report:**

**Jeff Krier**

Covered in Annual Membership Meeting

**5. Election of Board Officers**

**Board Members**

President: Chuck Baker    Motion - Jeff Krier                      Second - Nancy Rich

Vote - Passed

Treasurer: Jeff Krier    Motion - Chuck Baker                      Second - Alex Nusser

Vote - Passed

Secretary: Melissa Erno    Motion - Nancy Rich                      Second - Alex Nusser

Vote - Passed

All remaining Board Members are Members at large: Nancy Rich, Nate Brostrom, Alex Nusser, and Andy Ceniga.

**6. Snow Removal Contract for 2024/2025:**

**Board Members**

One bid was submitted and accepted from Royce Mountain Construction for \$25,200.00.

**7. Flag replacement and one more speed 20 mph sign.**

**Motion:** Melissa Erno

Second - Nancy Rich

Vote - passed

8. **New item:** The new owners of the home on lot 44 and 45 are in disagreement regarding the Annual HOA dues. The HOA Attorney's opinion is that owners are to pay for each lot. Further correspondence will follow.

9. **Next Meeting:** October 5, 2024. 09:00 am at the Fire Hall.

**Board Members**

10. **Meeting adjourned:** 10:50 am