

**Emerald Meadows H.O.A. Tract 1355**  
**Annual Membership Meeting Minutes**

**June 29, 2024**

**9:00 am**

**Firehall**

**Meeting Facilitator**

**Randee Hohenshelt**

**1. Call to Order @ 9:00am**

**Randee Hohenshelt**

**2. Roll Call**

**Randee Hohenshelt**

President Randee Hohenshelt, Secretary Melissa Erno, Treasurer Jeff Krier, Members at Large Chuck Baker, Nancy Rich. Not in attendance Nate Brostrom.

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

**3. Past Annual Membership Minutes Review & Adoption:**

**Randee Hohenshelt**

Vote required: Motion - Nancy

Second - Melissa

Vote - Pass

**4. Report of Officers**

**President's Report:**

**Randee Hohenshelt**

1. On May 4, 2024, Jeff Krier was voted in to fill the term of Treasurer.
2. The roads have held up well with the crack sealant.
3. Two homes under construction on Blue Sky Way.
4. Randee is resigning from the HOA Board as they are moving.

**Treasurer's Report:**

**Jeff Krier**

Current Balance - Checking Account is \$63,268.78 and Savings Account is \$6,843.55.

2024-2025 Budget - Total Projected Income \$52,525.00. Total Projected Expenses \$44,960.00.

Past Due Accounts - (6 accounts = \$4,650).

**Water Systems Report**

**Chuck Baker**

Water System is working well. Make sure the water box is accessible (suggest putting insulation in the box and a snow pole by box to identify). Alex Nusser offered to be backup for water system issues.

**5. Election of Board Members:**

**Randee Hohenshelt**

3 Board positions are open.

**Motion to approve new Board Members:**

-Melissa nominated Andy Ceniga for three-year term	Second - Nancy	Vote - Pass
-Jeff nominated Chuck Baker for three-year term	Second - Nancy	Vote - Pass
-Melissa nominated Alex Nusser for two-year term	Second - Nancy	Vote - Pass

**6. Approval of 2024/2025 Budget**

**Motion to approve 2024/2025 budget:** Melissa                      Second - Chuck                      Vote - Pass

**7. Asphalt garbage and mailbox areas:** Randee suggested paving the areas to eliminate road break up and easier access for snowplows/blowers. The bid for \$5,107.00 expires July 7, 2024, and will ask other HOA's to pitch in for garbage area. We also will continue to maintain the crack seal on our roads.

**Motion to approve asphalt garbage and mailbox areas:** Alex                      Second - Linda                      Vote - Pass

**8. Other items:** Alex suggested our HOA become more proactive about having defensible areas for fire hazards and bringing community awareness to our HOA. We have several lots with dead trees (beetle kill), and scrub vegetation that are presenting fire hazards. The Board will send out letters to property owners that need to address the issue of fire hazards, pointing out the CCR's as reference. Also, Linda noted Walker Range Fire Patrol Association has openings for free chipping.

**9. Adjournment: 09:40am**