

Emerald Meadows H.O.A. Tract 1355

March 22, 2025

Meeting Minutes

9 am Fire Hall

Meeting Facilitator

Chuck Baker

1. Call to Order 09:01 am

Chuck Baker

2. Roll Call

Chuck Baker

President: Chuck Baker, Treasurer: Jeff Krier, Secretary: Melissa Erno, Members at Large: Nancy Rich, Nate Brostrom (Phone), Andy Ceniga, Alex Nusser (Not in Attendance). Members in attendance: Donna Baker.

3. Approval of minutes from last meeting January 4, 2025,

Chuck Baker

Vote required - Motion: Jeff Krier Second: Nancy Rich Vote: Passed

4. Officers Reports

• **President's Report:**

Chuck Baker

Royce Mountain is keeping up pretty good with all the snow. The garbage issue is better, though, we still have a few cans left in the area weekly.

• **Water Report:**

Chuck Baker

All is pretty good with the water. The well had an intermittent failure on the well, due to a power outage with a big snowstorm. The part arrived last night, and Chuck will install it this weekend.

• **Treasurer's Report:**

Jeff Krier

Checking \$36,908.42 Certificate of Deposit \$50,056.36 Savings \$5.32
Total: \$86,970.1 Major Expenses, Utilities Total: \$9,188.00 NET: 77,782.10

HOA Member Accounts Outstanding (12). Overdue (1) \$1450 - two checks received.

5. Old Business:

- The double lot issue is resolved and paid.
- A portion of checking and savings was moved to a \$50,000 23-month CD.
- Collections update on past due HOA member - member has submitted two checks.

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- USPS Mailbox issue - still being resolved.
- Selling water to non-HOA Members. Discuss at next meeting.
- Fire prevention Spring Letter will be mailed out with the President's letter and billing.
- Update EM HOA Members emails and phone numbers - will request in President's letter.

6. New Business:

- Discussed scheduling the meeting in May for the next Board meeting, and in July for Annual Meetings.
- Discussion to add new Board Members to our HOA Board.

7. Next Meeting: May 24, 2025, 9 am at the Fire Hall.

The Annual Membership Meeting will be July 5, 2025, at 9 am at the Fire Hall with the Board meeting afterwards at 10 am.

8. Adjournment: 09:51 am

Chuck Baker