

Emerald Meadows H.O.A. Tract 1355

October 4, 2025

Meeting Minutes

9 am Fire Hall

Meeting Facilitator

Chuck Baker

1. Call to Order 08:58 am

Chuck Baker

2. Roll Call

Chuck Baker

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

3. Approval of minutes from last meeting July 12, 2025,

Chuck Baker

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

4. Officers Reports

• **President's Report:**

Chuck Baker

-Board members have been invited to a meeting of the other Diamond Peaks HOAs.

-Members encouraged to insulate water boxes and put a snow pole to show where boxes are in the winter if access is necessary.

-Crack seal complete on our roads.

• **Water Report:**

Chuck Baker

-October 12, 2025, Scheduled Back Flow Test.

• **Treasurer's Report:**

Jeff Krier

Checking \$70,368.50 Certificate of Deposit \$51,164.38 Savings \$5.32

Total: \$121,538.20 Major Expenses, Utilities Total: \$31,850.00 NET: \$89,688.20

HOA Member Accounts Paid (56) Outstanding (5) Overdue (2) \$5,000.00

5. Old Business:

- Leslie Cook, Central Cascades Fire & EMS - discussed Fuels Mitigation Project/Grant.

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- Building improvements - please fill out the architectural form on the EM HOA website and review CCR's before starting a new project.
- Online dues payment option through our EM HOA website.
- Fire prevention, property maintenance, and adherence to our CCR's.
- Water to non-HOA members.

6. New Business:

- Road crack seal/repair completed.
- October 12, 2025, Back Flow Test.

7. Motion to purchase a new laptop for Treasurer.

Vote required: Motion- Melissa Erno Second- Nancy Rich Vote: Passed

8. Next Meeting: February 7, 2026, 9 am at the Fire Hall.

9. Adjournment: 10:06 am

Chuck Baker