

# Emerald Meadows H.O.A. Tract 1355

February 7, 2026

Meeting Minutes

9 am Fire Hall

Meeting Facilitator

Chuck Baker

1. Call to Order 09:00 am

Chuck Baker

2. Roll Call

Chuck Baker

President: Chuck Baker, Treasurer: Jeff Krier, Secretary: Melissa Erno, Members at Large: Nancy Rich, Alex Nusser, Andy Ceniga, Nate Brostrom (phone).

3. Approval of minutes from last meeting October 4, 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 with all Diamond Peaks HOAs February 28, 2026, 10am Fire Hall.

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

- **Water Report:**

Chuck Baker

-Chuck measured the water static levels and the level is good (thirteen inches).

- **Treasurer's Report:**

Jeff Krier

Checking \$58,785.12 Certificate of Deposit \$51,812.29 Savings \$5.32  
Total: \$110,602.73 Major Expenses, Insurance, Utilities Total: \$17,475.00  
NET: \$93,127.73

HOA Member Accounts Outstanding (0.5) \$175 Overdue (0).

## 5. Old Business:

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

## 6. New Business:

- Chuck- Fire Train using our fire hydrant on Hwy 58, draining our reservoir.

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

- Andy- AirB&Bs loud parties and speeding issues.
- Jeff- USPS/ P.O. Box issue resolved.
- Alex- fire mitigation and water conservation.
- Diamond Peaks community/all HOAs meeting (Board Members) Saturday, February 28<sup>th</sup> at the Fire Hall 10am.
- New laptop purchase for Treasurer.
- Wolf sightings in Diamond Peaks.
- Discharging firearms within Diamond Peaks.
- Letter to HOA re: vacation rentals, to be accompanied in President's letter EOY.

**7. Next Meeting:** April 25, 2026, 9 am at the Fire Hall.

**8. Adjournment:** 10:32 am

**Chuck Baker**