

Emerald Meadows H.O.A. Tract 1355

Annual Board Meeting Minutes

July 25, 2026

10:00 am

Firehall

Meeting Facilitator

Chuck Baker

1. Call to Order at 10:06 am.

Chuck Baker

2. Roll Call

Melissa Erno

President – Chuck Baker, Treasurer – Jeff Krier, Secretary - Melissa Erno, Members at Large - Nate Brostrum, Nancy Rich, Andy Ceniga.

Homeowners present: Donna Baker, Matt Rich, Cathy Brostrum, Jean-Guy & Jeanette Martin, Jeremy Monroe (phone).

3. Past Board Meeting Minutes Review & Adoption:

Chuck Baker

Vote required: Motion – Nancy Rich Second – Jeff Krier Vote - pass.

4. Officers Reports

President's Report:

Chuck Baker

Covered in Annual Membership Meeting

Water System's Report

Chuck Baker

Covered in Annual Membership Meeting

Treasurer's Report:

Jeff Krier

Covered in Annual Membership Meeting

5. Snow Removal Contract – renew contract, same price.

Board

6. Fire Hydrants – discussion on making fire hydrants compliant with

Board

Cascade Fire. Further discussion at future meetings.

7. Crack seal discussion - Crack seal completed last year.

Board

8. New Board Member nomination Alex Nusser resigned/moved.

Board

Jeff Krier motion to nominate Jeremy Monroe.

Vote required: Motion – Jeff Krier Second – Melissa Erno Vote- pass.

9. Next Meeting: November 7, 2026, 09:00 am at the Fire Hall.

Board

10. Meeting adjourned: 10:45 am

Chuck Baker