

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

**Annual Membership Meeting Minutes**

**July 25, 2026**

**9:00 am**

**Firehall**

**Meeting Facilitator**

**Chuck Baker**

**1. Call Meeting to Order: 09:00 am**

**Chuck Baker**

**2. Roll Call**

**Chuck Baker**

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

Homeowners present: Paula Elissondoberry, Donna Baker, Cathy Brostrom, Matt Rich, Jean-Guy & Jeanette Martin, Dave Schwep, Jeremy Monroe (phone).

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

**Chuck Baker**

**Vote required:** Motion - Jeff Krier   Second - Melissa Erno   Vote - Pass

**4. Officers Reports**

**President's Report:**

**Chuck Baker**

- Many lots have been cleaned up and chipped. Several new houses started.
- Snowplow contract renewal with Royce Mountain Construction.

**Water Systems Report:**

**Chuck Baker**

- Water levels checked in March. No issues.

**Treasurer's Report:**

**Jeff Krier**

- **Current Account Balances** - Checking Account: \$80,070.10 Savings Account: \$5.32 CD: \$52,613.56.
- **2026-2027 Budget** - Total Projected Income \$54,550.00. Total Projected Expenses \$47,600.00. Excess of Income over Expenses \$6,950.00. HOA Member Accounts Paid (48) Outstanding (15) Overdue (0) \$12,900.

- Discussed building up reserves with possible rate increases. Further discussion at next meeting.
- Discussed water system insurance and what it covers. Vandalism, property damage (storms etc.). Water is tested yearly.
- Shared HOAs expense for entry sign electric and paint. Share road repair expenses in future.

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

**Vote required:** Motion - Melissa Erno Second - Nancy Rich Vote - pass.

**6. Discuss harmonized color for fences - discussion on fence color that is harmonized.**

- Motion - Consult with attorney for opinion if HOA can further define harmonization. Also, consent with attorney on how to properly update by-laws regarding fences.

**Vote required:** Motion - Nate Brostrom Second - Andy Ceniga Vote- pass.

**7. Adjournment: 9:59 am**