

# Emerald Valley HOA

## Regular Board Meeting Minutes

**Date:** July 1<sup>st</sup>, 2019

**Attendees:** Hal Ingram, Elaine Ingram, Bonnie Samuels, Stewart Samuels, Jean McKittrick  
Lori Eichelberger, Daniel Mills

**Absent:** Larry Parlette

- **MEETING CALLED TO ORDER** - 6:05 pm at Lori's House
- **ROLL CALL TO DETERMINE A QUORUM** - Quorum Achieved
- **APPROVAL OF MINUTES**
  - None provided
- **FINANCIAL REPORT**
  - None provided
- **OLD ("UNFINISHED") BUSINESS**
  - **Topic** – Maddy Phillips, planner at Creswell City Hall, has not yet received any plans from Jim Pliska with regards to building out the 26 lots on Sunday Drive.
  - **Topic** – The Sport Court acquisition negotiations between Pliska and the current owners, the McDougal Brothers, are ongoing.
  - **Topic** – The catastrophic and unexpected storm cleanup caused by February storms will impact the infrastructure budget contributions.
  - **Topic** – Bob Reed started his Tennis and Pickleball program on May 11<sup>th</sup>, 2019.
- **NEW BUSINESS**
  - **Topic** – Annual Meeting
    - ◆ **Key Discussion** – Meeting targeted to be held September 7<sup>th</sup>, 2019 and to be located at the Sports Court Facility covered area will consist of a facility tour.
    - ◆ **Motion** – Motion to hold meeting at 10:00 am, September 7<sup>th</sup>, 2019 at the Sports Court Facility covered area Passed unanimously.
  - **Topic** – Empty Lots
    - ◆ **Key Discussion** – Lots within city limits of Creswell are required to be mowed and noxious weeds dealt with by the June 15<sup>th</sup>, 2019 deadline.
    - ◆ **Completed** – Lot owners have been notified.
  - **Topic** – Dale Kuni Rd. Pond

- ◆ **Key Discussion** – There is ongoing concern regarding the water quality of the pond.
- ◆ **Project** – The pond is on a regular treatment schedule as an abatement for the out of control algae bloom that has been occurring with more regularity over the last few years.
- ◆ **Action Item** – Test the water quality, including the well, the pond water source.

→ **Topic** – Sunday Drive Landscaping

- ◆ **Discussion** – Who is responsible for landscaping the unsold/unfinished lots on Sunday Drive?
- ◆ **Completed** – Pliska is responsible and promised to consider the ARC regarding landscaping the 26 unfinished lots on Sunday Drive if and when they are developed.

➤ **NEXT MEETING DATE** – None Provided

➤ **MEETING ADJOURNED** - 7:30 pm

➤ **ROLL CALL** – [Faint text]

➤ **APPROVAL OF MINUTES**

→ None provided

➤ **FINANCIAL REPORT**

→ None provided

➤ **OLD (UNFINISHED) BUSINESS**

→ **Topic** – Shady Phillips, planner at Crowell Clay Malt, has not yet received any plans from the City to begin building out the 26 lots on Sunday Drive.

→ **Topic** – The West Coast Acquisition Replicators Institute (WARI) and the West Coast, the W. Douglas Shores, are ongoing.

→ **Topic** – The unexpected and unexpected world cleanup effort by the city will impact the infrastructure budget contribution.

→ **Topic** – Bob Ross moved his Tennis and Pickleball programs on May 11, 2019.

➤ **NEW BUSINESS**

→ **Topic** – [Faint text]

→ **Topic** – Meeting targeted to be held September 7<sup>th</sup>, 2019 and to be located at the [Faint text] area well corner of a [Faint text].

→ **Topic** – Decision to hold meeting at 10:00 am, September 7<sup>th</sup>, 2019 at the Sports Court facility, covered area passed unanimously.

→ **Topic** – [Faint text]

→ **Key Discussion** – Lots within city limits of Crowell are required to be graded and [Faint text] by the June 15<sup>th</sup>, 2019 deadline.

→ **Completed** – Lot owners have been notified.

→ **Topic** – [Faint text]