

Emerald Valley HOA

Regular Board Meeting Minutes

Date: October 21st, 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 Dan's House
- **ROLL CALL TO DETERMINE A QUORUM** - Quorum Achieved
- **APPROVAL OF MINUTES**
 - Regular Board Meeting – July 1st, 2019
 - ◆ No discussion
 - ◆ Motion to accept the minutes. Motion seconded and passed unanimously.
 - ◆ Lori to have Read-Only version of minutes posted on the HOA web site.
- **FINANCIAL REPORT**
 - None provided
- **OLD (“UNFINISHED”) BUSINESS**
 - **Topic** – On-going concern regarding the water quality of the Dale Kuni Rd. pond.
 - ◆ **Board Decision** – Begin with regular treatment schedule with Rexius, Inc. as an abatement for the out of control algae bloom that has been occurring with more regularity.
- **NEW BUSINESS**
 - **Topic** - Property Updates
 - ◆ **Completed** - HOA purchase and acquisition of Bare Land to the north of the Dale Kuni Rd. pond, the Sports Court complex, and the Bare Land lot north of the Sports Court complex.
 - ◆ **Completed** – HOA has contracted with attorney David Carmichael, who specializes in property tax reductions for HOAs.
 - ◆ **Completed** - Sperry Tree Service contracted to clear brush, blackberries, cut ivy and limb up the trees on the lot north of Dale Kuni Rd.
 - ◆ **Action Item** – Get quotes for mowing property, as mowing at least once a year is required by June 15th deadline.

→ **Topic – Pond Update**

- ♦ **Extensive Discussion** - Steve Fisher Pest Management, who works with Rexius, discovered the source of high levels of phosphorus (500/mil, while the norm is 40/mil) to be the well and new strategies to deal with it.
- ♦ **Key Point** - Kevin Leibline, Rexius pond expert, retiring at the first of the year. Steve Fisher Pest Management being trained to care for the pond aerators.

→ **Topic – Sports Court Restrooms**

- ♦ **Completed** – Initial survey of the unfinished restroom facilities performed and quotes for updates and repairs obtained.
- ♦ **Key Discussion** – Consider billing the Creswell High School Tennis Program and Bob Reed’s program a nominal monthly fee to help defer restroom supplies and cleaning expenses.
- ♦ **Action Item** – Budget for bathroom updates and repairs.

→ **Topic – Sports Court Repair Proposals**

- ♦ **Project** – Repair and reinforce failing areas of the sports court walls in which the fence is implanted.
- ♦ **Key Discussion** - Five masons contacted. Only Steve’s Masonry, highly recommended by local builders, submitted a complete proposal with cost estimates.
- ♦ **Approval** – Unanimous agreement to move forward with the project and money coming from the HOA Infrastructure Budget.

→ **Topic – Home Owner Dues**

- ♦ **Approved** – Unanimous agreement to increase Home Owner Dues by \$10/month beginning April 1st, 2020 to accommodate replenishment of Infrastructure funds and newly acquired expenses due to the new property acquisitions.
- ♦ **Action Item** – Notify Owners of the increase.

→ **Topic – Beautification Proposals for Greenbriar Rd.**

- ♦ **Key Discussion** – At the Home Owners meeting, Owners on Greenbriar Rd. asked for the landscaping of an area that was never landscaped on one of the wild HOA borders.
- ♦ **Action Item** - Other Owners requested the asking Owners to submit proposals to the Board for landscaping solutions, complete with implementation and on-going costs.
- ♦ **Board Decision** – Due to depleted Infrastructure funds related to new sport court and acquisition property expenses, submitted proposals will be evaluated but a solution cannot be implemented this year.

➤ **NEXT MEETING DATE** – None Provided

➤ **MEETING ADJOURNED** - 7:30 pm