

Emerald Valley HOA
Board Meeting Minutes

DATE: April 18, 2021

ATTENDEES: Lori Eichelberger, Marney Weatherly, Dan Mills, Kirk Garner

ABSENT: Sandra Gainor

MEETING CALLED TO ORDER: 5:00 at Lori's house

ROLL CALL: Quorum achieved

APPROVAL OF MINUTES: N/A, prior meeting Executive Work Session

FINANCIAL REPORT: Annual Budget 2021-22 presented

OLD BUSINESS:

1. Review of recommendations for Bylaws and Declarations.
2. Sunday Drive Status, Pliska still looking for a buyer.
3. FEMA proposed flood plain map, no updates.
4. Onsite Reserve Study completed and outline posted to the webpage.

NEW BUSINESS:

1. Annual budget 2021-2022, presented and discussed. Motion to approve was moved, seconded and unanimously approved. Budget posted to the webpage.
2. Spring Newsletter will go out in May.
3. Annual Meeting date to be determined, notifications will go out 30 days prior.
4. Fall Board elections will have two openings.
5. Three vacant lots have recently changed hands. ARC will approve the build outs on those lots as they move forward.
6. Infrastructure Maintenance Completed:
 - a. Tree pruning
 - b. Noxious weed/Blackberry removal in field N of Sport courts
 - c. Stump grinding in common areas/wild fields to make mowing easier and to be in compliance with City of Creswell ordinance.
 - d. Clean fill dirt brought in to help fill depression in N field, reseeded.
 - e. Beauty Bark applied in all beds in common areas. (every 3-4 years)
 - f. Parking lot gate sanded and primed in preparation for repainting.
 - g. Pond maintenance is ongoing, present water level is desired level, in the past it had been set too high and caused decorative rock to fall off culverts.
7. Infrastructure Maintenance to be Completed:

- a. **Chip sealing of Sport Court parking lot to be completed by Aegis 4/19/2021. Should be done approximately every 5-7 years to prolong the life of asphalt.**
- b. **Parking lot gates at Sport Courts will be repainted green to match fencing at courts.**
- c. **The large grassed lots N of the Sport Courts and N of the Ponds will be mowed a couple of times during the growing season. Same contractor will be used.**

Meeting was adjourned at 6:30