

**Emerald Valley West HOA**  
**Board Meeting Minutes**

**DATE:** March 13, 2022

**Attendees:** Lori Eichelberger, Daniel Mills, Anna Johnson, Ron Sammons and Dale Riddle

**MEETING CALLED TO ORDER:** 4:25 pm at Daniel's house

**Roll Call:** Quorum achieved

**Approval of Minutes:** Minutes read and approved

**FINANCIAL REPORT:**

Checking Acct./General Operating Fund Balance \$15,113.00,  
Savings/Infrastructure Acct. \$53,159.64 for a total of \$68,272.64. Auto payment to Infrastructure Acct., increased to \$2,300.00/monthly. One warning letter sent out for Dues acct., more than 90 days in arrears. Currently no liens in place or pending.

**WELCOME/OPEN FORUM FOR PUBLIC COMMENT:**

1. Introduction of Dale Riddle as new interim HOA Attorney, due to the retirement of George Derr.

**OLD BUSINESS:**

1. Lane County Sheriff's Department consulted to get an understanding of crime levels in the neighborhood, in advance of considering security camera systems, like Flock Safety. Most crime is committed by people coming into the area by foot or on bicycles and has resulted in thefts from cars that were left unlocked. There haven't been any smash and grabs from locked vehicles. Personal property, left unsecured, has also been taken from porches and yards. There has also been the occasional call due to phone fraud. The Sheriff's recommendation was for individual homeowners to install their own cameras and face at least one of them toward the street. The Board decided to table the subject of license plate capturing security systems, like Flock Safety, for now.
2. HOA Banking has been fully transferred to Washington Federal on Broadway/Oak in Eugene, OR, due to closure of First Community Credit Union in Creswell.
3. Historical Context: Confirmed lack of minutes from past Board meetings, with the exception of a few after the turnover meeting in 2008 into 2009, causing a gap until 2019. Research confirmed that past board members were overwhelmed and didn't want the job.
4. Lori shared a copy of the current Management Agent Employment

**Contract. It renews automatically, annually, and can be severed either by current board members and/or employee.**

**NEW BUSINESS:**

- 1. \$20,000 loan for the balance of the purchase of the Sport Court Facility and lot to the North, is fully paid off. The HOA owns both free and clear. 2. Off Sight Reserve Fund information submitted and pending. Initial Onsite Study was done in 2021. Off Sight Study will continue annually to keep HOA on track.**
- 3. Replacement fountain in the pond will be installed soon. Two new fountains were purchased at \$1,600.00 each. New water level float has been installed.**
- 4. New fiscal year, 2022-23 Operating Budget, discussed, seconded and approved.**
- 5. Spring/Summer newsletter will be coming out late spring. Elections for 3 new board members come up in Fall 2022.**
- 6. There has been a complaint regarding pet owners who let their dogs run off leash in the big field to the North of the Sport Courts. The board decided against additional signage at this time and instead will recommend in the upcoming newsletter that people keep pets leashed, per city ordinance. 7. Art and Cheryl Brewer proposed installing a “take one, leave one” library box in their yard or nearby mailbox. Board agreed to ask them to submit a design proposal prior to giving approval.**
- 8. NEW RESOLUTIONS: For purposes of clarifying the language in the Bylaws and CC&Rs on the topics of Signs/Flags in yards and Recreational Vehicles/Trailers, the board passed both resolutions unanimously. Both will be included in the upcoming newsletter and posted on the Web Page under “RESOLUTIONS.”**

**MEETING ADJOURNED: 6:15 pm**