

Emerald Valley West HOA Board Meeting Minutes

DATE: August 8, 2022

ATTENDEES: Lori Eichelberger, Daniel Mills, Kirk Garner, Mike Haberkorn, Diana Haberkorn, Hal and Elaine Ingram, Derek Adams

ABSENT: Anna Johnson, Ron Sammons

MEETING CALLED TO ORDER: 5 pm at Lori's house.

ROLL CALL: Quorum achieved.

APPROVAL OF MINUTES: Minutes read and accepted, unanimously approved.

FINANCIAL REPORT: Savings \$60,852.79, Checking \$86,361.69 No Liens/warnings

OLD BUSINESS:

1. Tennis Court nets were replaced and old ones were disposed of by Dennis Eichelberger.
2. Both large lots were mowed at the end of June. Took twice as long due to extreme overgrowth from wet spring.
3. No updates on Sunday Drive.

NEW BUSINESS:

1. Annual meeting is scheduled for October 8th at 10 am at Sport Court Pavillion.
2. Elections, currently 4 candidates running for 3 open positions.
3. Vote to raise dues by \$10/mo, effective Jan. 1, 2023 passed unanimously.
4. Oregon State HOA Law (ORS 94.670) requires that when over \$75,000 a year in dues is collected, an annual review is required unless 60% of the residents vote against it. The ballot measure will be included on this year's election ballot to give residents an opportunity to voice their preferences. The vote would have to be conducted annually. Cost of a review is \$2,000-\$3,000 approx.
5. Audits are generally twice the cost of a review, \$4,000-\$5,000, and include all banking transactions. Audits should be conducted when there are obvious cases of fraud.
6. The HOA has an annual off-site Infrastructure Review done by the same company that conducted the original on-sight review, to ascertain the sufficiency of reserves account. Current fee is \$550 and is slated to increase slightly.
7. Tennis Surfacing and Maintenance Co. is contracted to resurface the Sport Courts in the spring following the High School Tennis season in mid May, weather dependent.
8. Board agreed to address the Bob King legal situation in the fall newsletter, for transparency's sake. Dale Riddle agreed to address that situation and other legal issues in a separate letter that would go out with the newsletter.
9. Infrastructure: Two large ash trees were removed from the narrow pathway on the end of Pebble Beach that leads to the pond area. The area will also be replanted due to die off of plant material. Lori painted the metal roof and door at the pump house and the metal doors at the Sport Courts, due to corrosion.
10. MEETING ADJOURNED AT 6:15 pm.

