

# Emerald Valley West HOA Board Meeting Minutes

DATE: December 4, 2022

ATTENDEES: Lori Eichelberger, Kirk Garner, Anna Johnson, Daniel Mills, Jeff Privat, Dave Stainsby, Brook Stainsby

MEETING CALLED TO ORDER: 4:28 pm

ROLL CALL: Quorum achieved.

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

FINANCIAL REPORT: Savings Account Balance \$70,219.68 Checking Account Balance \$4,176.24. The President will speak with Bookkeeper regarding any temporary cash flow issues for December. Issue should be easily resolved with first quarter funds coming on January 1st, 2023.

OLD BUSINESS:

1. Discussion regarding Election and Annual meeting comments.
2. Discussion regarding slanderous comments and defamatory flier prior to Election.
3. Discussed results of ballot measure pertaining to Annual Review.
4. Sunday Drive construction is moving along rapidly.
5. Proposed FEMA flood plain map will be implemented in approximately 2 years. Flood insurance can be purchased from the Federal Government up to \$250,000. Private insurance companies will insure for a higher amount. The Sport Court Facility is not insurable for flooding.

NEW BUSINESS:

1. Discussed process and cost of conducting an Annual Review vs Audit. Board Voted unanimously to hire Schwindt and Co., to conduct the first audit of the HOA at a cost of approximately \$4-5,000. Annual Reviews would be conducted for the ensuing years, including the fiscal year that just ended, and will cost approximately \$3,000.
2. Contract for landscaping maintenance was put out for competitive bidding. Three comparable companies and Rexius submitted bids. Rexius was still the most competitive by \$1000 or more on a monthly basis. Board voted unanimously to continue contract with Rexius.
3. Dale Riddle is networking to help find and hire a new attorney for HOA.
4. Explanation of new Resolution clarifying document requests from residents. Board decided to follow State of Oregon HOA guidelines with a few additions. Board voted unanimously to pass the new Resolution. It will be posted to the webpage and sent out with the next newsletter.
5. Brief discussion regarding downsizing the number of Board members from 5 to 3, as stated in Bylaws. Three is the minimum required by HOA Bylaws and by the State of Oregon. The State requires a President, Secretary, and a Treasurer is optional if the Board hires a Bookkeeper. Board has the option of appointing residents to other committees related to the running of the HOA, that are non-board positions. Board voted unanimously to table the matter until the next meeting.

6. Spray paint graffiti on cinder block walls has been removed thanks to Ron Sammons and Kirk Garner volunteering to power wash the areas.
7. MEETING ADJOURNED: 5:43 pm.