

Emerald Valley West HOA Board Minutes

ATTENDEES: Lori Eichelberger, Kirk Garner, Anna Johnson, Daniel Mills, Diane Haberkorn

MEETING CALLED TO ORDER: 4:11 pm at Lori's house.

ROLL CALL: Quorum achieved.

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

FINANCIAL REPORT: Savings account balance \$76,446.70, Checking account balance \$24,338.52. No Liens, no warning letters.

May 7, 2023

OLD BUSINESS:

1. Discussion regarding allowing builder, Ante Skoro, the option of using the open wrought iron fencing design for side fencing material on the Sunday Drive buildout instead of the cinder block wall design. Board unanimously approved alternative fencing design with the caveat that the builder provide written assurance the design would be uniform across all 26 lots.
2. Sport Court resurfacing is scheduled to begin shortly after the end of the High School Tennis season, May 15th. Some prep work has been done.
3. Audit for 2021-22 fiscal year was delayed due to tax season. The Annual Review for 2022-23 fiscal year will begin as soon as the audit is completed.
4. Lori Eichelberger's Management Agent Employee Contract ended on 2/28/23.
5. Contribution to the infrastructure savings account has increased from \$2,300/mo to \$3,000/mo to replenish the account more quickly. Amount can be adjusted anytime.
6. Revisited discussion on a resolution to reduce the size of the Board of Directors from 5 to 3 members to come into compliance with EVWVHOA Bylaws. The State of Oregon only requires three board members. Holding elections every two years would reduce printing and postage costs and reduce burden on board members. Resolution passed 4 to 1.

NEW BUSINESS:

1. Proposed Budget for 2023-24 Fiscal year presented. Board voted unanimously to accept the proposed budget.
2. Discussed purchasing signs to post in HOA common areas to deter illegal camping, and one to replace the missing warning sign at the south end of the pond. Passed unanimously.
3. Paint touch up of Pump House roof is required after the roof was removed to complete replacement of the well pump damaged in flooding of the pump house, due to broken PVC pipe (part of pond recirculating system) in December. Lori volunteered to complete the touch up.
4. All the repair work inside the Pump House has been completed, all vendors have been paid, and the insurance settlement of \$29,351.59, from Farmer's has been

received. New submersible well pump, digital controller, pressure tank, 135 ft. of liner pipe and labor cost \$20,944.00. New pond recirculating pump, motor, pvc pipe, and labor cost \$7,955.00. Electric overage due to the well pump running non-stop for a month and a half when the relay switch was inundated in flood amounted to an additional \$452.59 that was part of settlement.

5. Offsite infrastructure documentation will be submitted once the proposed budget is approved. Cost is \$550/year for study. Cost is slated to increase.
6. New pond water leveler will be installed by Wes Fisher, pond aquatic management co. The old leveler frequently got jammed causing the pond to overflow.
7. After a difficult search, Brian Cox has been hired as our new HOA attorney, replacing Dale Riddle.
8. Lori shared recent text from Jim Pliska regarding the eventual Sunday Drive common areas. Letter will be drafted, after consulting legal counsel, to clarify expectations for landscape improvements needing to be done prior to the deeding of any potential common areas lots to the HOA. Will request an onsite meeting at the time.
9. Encourage everyone who can, to attend the upcoming City Council meetings and work sessions regarding updating the homeless camping ordinance, that will go into effect July 1, 2023. They are proposing allowing homeless campers in Garden Lake park and that would have a detrimental effect on our neighborhood.

MEETING ADJOURNED: 5:51 pm