

EMERALD VALLEY WEST HOA BOARD MEETING MINTUES

DATE: July 9, 2023

ATTENDEES: Lori Eichelberger, Kirk Garner, Anna Johnson, Daniel Mills, Ron Sammons, Dave Stainsby

MEETING CALLED TO ORDER: 4:03 pm at Lori's house.

ROLL CALL: Quorum achieved.

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

FINANCIAL REPORT: Savings \$22,529.44, Checking \$24,171.20. No liens or warning letters at this time.

OLD BUSINESS:

- A. Sport Court resurfacing complete. Steve Huber, contractor, recommends professional power washing with power washing "decks" every 3-4 years. In between it was suggested to soak the courts and use push brooms to cleans the court surfaces. Be careful not to push debris down the drains and clog them.**
- B. All new signage has been installed. The Sheriff's department required NO Trespassing, NO Camping, etc., signs to be installed by HOA in common areas for enforcement purposes, as stated on the "Trespassing Letter" on file with them. Dennis Eichelberger volunteered his labor for installation of the signage, the HOA paid for posts and hardware.**
- C. Offsite Infrastructure Study is complete. A digital copy is in the emails and a hardcopy is in the HOA files.**
- D. New pond water auto fill was installed and is working. Pond level is being kept set at a lower level to make it easier to keep the pond perimeter clear of weeds and debris.**
- E. Letter to Jim Pliska was sent out via email and also mailed. He responded briefly and said he would let Board know when he was in town next in order to do a walk around the Sunday Drive lots.**
- F. The south fountain continues to not work properly. A new 220 GFI breaker was installed to no avail. Wes Fisher, pond maintenance co., tried swapping out the new back up motor and it still didn't work. Both motors are currently at Oregon Water Co., being worked on.**
- G. Audit for fiscal year 2021-22, is still in process. Schwindt and Co., are waiting for final documents to be submitted by the bookkeeper before they can proceed. It has been a long drawn out process. All the documents for the Review of fiscal year 2022-23 have been submitted. The review process will commence once the Audit is complete.**

NEW BUSINESS:

- A. After an unsatisfactory interaction with attorney Brian Cox, he was let go as the HOA attorney. He was unreliable and unprofessional.**
- B. Marcus Brown, WLR Law, was selected as the new HOA attorney after meeting with Lori Eichelberger and Anna Johnson. WLR has multiple partners in the office. Marcus was very professional and helpful in drafting the letter to Jim Plisaka.**
- C. Amanda Lewis, Creswell HS Tennis Coach, will be teaching lessons to adults, kids, locals and HOA residents for free at our Sport Courts. The current schedule is 5-7 pm Tuesdays and Thursdays. She is volunteering her time. Hosting this program builds goodwill in the community.**
- D. The Master Interrupter breaker in the well house just failed. It is original equipment and may have just worn out. An electrician is coming July 10th to make the needed repairs. Once replaced the irrigation, pond recirculating pump and pond auto fill will work again.**
- E. Lori Eichelberger officially announced her resignation as HOA president, after 7.5 years, and appointed Dave Stainsby as the new interim president, effective July 9, 2023. Lori will continue to advise the new interim president, continue as member of the Architectural Review Committee, and supervise HOA infrastructure. Board voted unanimously to accept resignation and the new appointment.**
- F. Lori Eichelberger will be removed as a signer and administrator for all HOA bank accounts and online banking. Dave Stainsby will be added. Dave Stainsby and Daniel Mills will be the check signers and only point of contact with Eric Peterman, bookkeeper. Board voted unanimously to accept changes.**
- G. Dave Stainsby will be added as an authorized party to have keys made, etc., at Eugene Lock and Safe. Lori Eichelberger will remain as an authorized party for having keys made, until further notice. Board voted unanimously to accept changes.**
- H. Dave Stainsby, interim president, announced the Annual Meeting will be held on September 9, 2023, 10 am, at the covered area behind the Sport Courts. Notice of the upcoming meeting will be mailed out by August 9, 2023.**

MEETING ADJOURNED 5:33 pm