

# Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 11/7/2023 @7:00PM

Attendees: Daniel Mills, Kirk Garner, Dave Stainsby

Guest Attendees: Lori Eichelberger, Diana Haberkorn

Meeting Called to Order: 7:14PM at Dave's house

Approval of Minutes: Done via email

Meeting Adjourned: 9:03PM

## Agenda:

- Financials Review (Budget, Cash Flow, A/R)
  - Savings Account Balance = \$22,595.08
  - Checking Account Balance = \$41,297.19
  - No liens, No warning letters issued.
- Guest Speaker = Lori Eichelberger
  - Updated Board on current Bid for water fountain work
  - Hears neighbors are upset they aren't on. Dave asked for Lori to have neighbors contact him directly
  - Suggests the Board loops in Wes Fisher (maintenance guy) into the fountain work if approved
  - Re-explained current issues with fountains
  - Believes fountains should be fixed ASAP, but is not aware of any cause for concern if they aren't repaired until JAN/FEB 2024
- Water Fountains Action Items Progress Check
  - Reynolds Electric was contacted and said they couldn't do the work. Daniel to share that with Board at next meeting
  - Pond was cleaned in 2022 by Lori Eichelberger. Should be cleaned in 2024. Dave to ask Rexius for bid of pond cleaning in 2024 Budget year
  - Kirk favors moving forward with current bid ASAP.
  - Kirk would like Board to consider dissuading members feeding the water fowl
  - No vote on this initiative
- Audit Update
  - Schwindt & Co auditor paused work on the audit due to sporadic and untimely communication from HOA bookkeeper
  - Dave has to organize all of bookkeeper's communications and deliverables as well as HOAs into one file and send all at once. Will be sent on 11/13
  - Lori expressed concern that this audit is much more thorough and time consuming than anticipated by the Board, bookkeeper and auditor

- Bookkeeper has charged us extraneous charges as the auditor continues to try and pull information from him
- Homelessness at Garden Lake Park
  - No issues to report
  - No neighbor complaints
  - Lori states she hasn't seen any issues either and thinks the wireless game cameras and constant Sheriff patrols are keeping the issue at bay
  - SIDE TOPIC = John Hammers owns "the pit" between Bi Mart and HOA neighborhood that currently has mattresses dumped. City of Creswell has the responsibility of keeping that owner and property in compliance with City Ordinance
- Member Complaints/Communications
  - No registered complaints from members
  - Facebook page, hosted by Kaelene Spence is now live, but only has 6 followers
  - Board expressed concern if it is perceived as an "official" Board communications tool, but it isn't managed by any Board member
  - Should make sure it is clearly posted that it is a neighbor-managed page and not a Board-managed page
- Sunday Drive area updates
  - Dave shared feedback from meetings with Jim Pliska and his current developer, Ante Skoro
  - ARC committee needs to respond to request for inner fencing proposal
  - ARC committee REJECTS the proposal and will respond with letter to be sent to Pliska Investments post haste
  - Locator will need to come out and locate sprinkler heads along property between Pebble Beach drive and Sunday Drive BEFORE any major landscaping is completed by Pliska Investments
  - Dave suggests Monument wall compliance specifics to be written up by the ARC committee as well. Expectations were for landscaping around the wall, but not specified anywhere.
  - Dave needs to check Master Landscaping Plan and on Bridge "facing" in Pliska development agreement
- Guest Speaker = Diana Haberkorn
  - Osprey Platform, Lane Electric will fix platform out on Airport property
  - EPUD may be able to help fix our tennis court nest issue, but needs to be researched more
  - Most likely Board would need to hire a private contractor to come out and build preventative measures on all lights stands in tennis court area to make sure birds don't build on top of them again
- Meeting Adjourned = 9:03PM