

# Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 10/3/2023 @4:30PM

Attendees: Daniel Mills, Dave Stainsby

Absent: Kirk Garner

Meeting Called to Order: 4:41PM at Dave's house

Approval of Minutes: N/A. Last Board Meeting (July) was already approved by Board and posted.

Meeting Adjourned: 6:12PM

## Agenda:

- Financials Review (Budget, Cash Flow, A/R)
  - Savings Account Balance = \$22,575.99
  - Checking Account Balance = \$18,672.55
  - No liens, No warning letters issued.
- Water Fountains next steps
  - Reviewed current in house bid for ~\$13,000
  - The Board favors keeping the fountains fully functioning going forward
  - Dave accepts action item to research wifi/internet accessible timer to control the fountains and lights
  - Dave accepts action item to research idea of having fountains run 24/7, except when winter temperatures exceed certain extreme temperatures
  - Daniel accepts action item to research another vendor to bid this repair work
  - No vote on this initiative
- Audit Update
  - According to Schwindt & Co auditor, the audit is 70% complete as of 9/26, but the financial review is only 30% complete
  - Bookkeeper, Board and ex-President have open action items needing to be completed
  - Board is concerned that delays into NOV/DEC could cause even further delays as Auditor and Bookkeeper could prioritize other accounts' year end reconciliation and tax prep
  - Dave accepts action item to continue pushing all stakeholders to complete audit and financial review before November.
  - No vote on this initiative
- Sunday Drive/Pliska Communications & Progress
  - Dave shared compliance letter with Board
  - Jim Pliska has been responsive, but was caught by surprise when told columns were too high
  - Pliska's contractor, Ante, reached out to Dave and are aligned on the compliance letter requirements.

- Some items identified in the letter have been addressed and completed, but not all of them have been completed.
  - No vote on this initiative
- Managing Agent needs
  - Dave shared his lack of communication with all landscape vendors over the past 2 months. Communication has still been managed by ex-President, Lori. Board doesn't find fault with Dave, but is concerned that we don't have another solution in place. Winter will help reduce this communication need, but we need to have a solution in place by January. There are upcoming project ideas, research, management and home owners that require more attention than Dave is currently able to manage in a timely fashion.
  - No vote on this initiative
- Tennis Court keys vs. wi-fi keypads
  - Dave proposed this idea. During discussion, it was brought up that only home owners are required to be given a key and the renters on Sunday Drive are not owners.
  - Board agrees to do more research on the needs of the tennis court keys and how to manage this system going forward at a later date.
  - No vote on this initiative
- Member Complaints/Communications
  - Did not address. Moved to next month's agenda
- Homelessness at garden lake park
  - Did not address. Moved to next month's agenda