

Emerald Valley West HOA Board Minutes – EMERGENCY SESSION

Date/Time: Thursday 2/8/2024 @5:15PM

Attendees: Daniel Mills, Kirk Garner, Dave Stainsby

Guest Attendees: Scott Macdowell, Linda McCown, Lori Eichelberger, Mike Arndt, Hal Ingram, Kaelene Spence, Lisa Jeko, Bob King,

Meeting Called to Order: _5:20PM__ at Dave's house

Approval of Minutes: Done via email

Meeting Adjourned: __6:20PM__

Agenda:

- Financials Review (Budget, Cash Flow, A/R)
 - Savings Account Balance = \$43,651.77
 - Checking Account Balance = \$47,660.94
 - A/R Balance = \$697
 - No liens, No warning letters issued.
- Emergency Session
 - Ice Storm Damage Estimates
 - Reserves Balance
 - Options reviewed
 - Multiple Comments from all guests
 - Resolution #6 for Special Assessment of \$500/lot owner
 - 7 out of 8 Guests agreed with Resolution #6. Guest Bob King opposed Resolution #6.
 - Board Voted unanimously 3-0 to approve Resolution #6
 - Guest Lori motioned to approve continuing to complete Phase 2 and start Phase 3. Kirk seconded the motion.
 - Board Voted unanimously 3-0 to approve the motion to continue with Phase 2 cleanup, but not to exceed \$30,000.
 - Bookkeeper to issue and mail Special Assessment invoices before 3/1/2024 with due date before 9/1/2024. Dave will discuss with Bookkeeper about offering a discount to those members who pay 100% within the first month.
 - Water leak identified by City of Creswell after Ice Storm.
 - Guest Linda McCown will provide 2 leak locating companies contact information.
 - Water has been shut off at the street for now and Tennis Court bathrooms are inoperable until leak can be resolved and water turned back on.
- Water Fountains UPDATE
 - ON HOLD pending Ice Storm Damage
 - Revisit this Approved Initiative in MARCH and confirm it can move forward.
 - No vote needed due to DEC Board approval
- Audit Update
 - Complete

- Posting to the website
- Questions/Concerns
- Dave to post results on website
- Member Complaints/Communications
 - Sunday Drive complaint from Hal Ingram. Please push on property manager to get renters within compliance.
 - Pliska needs to be sent a warning letter for his property violations
 - Bamboo in backyard of Sunday Drive homeowner lot raised concerns of HOA property damage.
- Meeting Adjourned = 6:20PM