

Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 3/12/2024 @6:30PM

Attendees: Daniel Mills, Kirk Garner, Dave Stainsby

Guest Attendees: Scott Macdowell, Larry Deloach, June fenley, Minnie deloach, Marie Nicholson, Scott fenley, Linda McCown, Lori Eichelberger, David Nicholson, Stewart Samuels, Dan Diffendaffer, Kaelene Spence, Ed Evans, Brooke Walker.

Meeting Called to Order: _6:35PM__ at Dave's house

Approval of Minutes: Done via email

Meeting Adjourned: _8:39 PM___

Agenda:

- Financials Review (Budget, Cash Flow, A/R)
 - Savings Account Balance = \$34,748.27
 - Checking Account Balance = \$18,209.08
 - A/R Balance = \$60 Outstanding from Q4 Dues, \$270 from Q1 Dues (same resident)
 - No liens, No warning letters issued. 1 Will be issued.
- Ice Storm damage UPDATE
 - UPDATED Current Total Costs Shared
 - Concerns were expressed about the Northeast lot closest to Dale Kuni Rd. and Golf Course
 - Residents asked when would we start to beautify the common areas where trees were torn down altogether. That will start to plan once we have received more of the Special Assessment funds into the Reserve Fund.
- Water Fountains Repair
 - This is still APPROVED. As soon as Reserve Funds are replenished from Special Assessment, the project will begin.
 - Stewart Samuels has offered to lead this project on behalf of HOA (staying within approved budget and approved vendor) and will communicate out schedule and progress updates
- Sunday Drive Phase IV
 - Property Mgr has maintained landscaping for rented lots
 - Trailer was moved off property after 5+ weeks being present on street and in parking lot across street.
 - Common areas are still responsibility of Pliska Investments until deeded over to HOA
- Tree Donation/Natural Barrier between Sunday Dr. & Pebble Beach
 - Can a neighbor plant a tree on behalf of HOA, No costs from HOA, neighbor is upset and asserts that the visibility directly into rental property homes is diminishing property value
 - Board will vote on this IF neighbor can identify location of trees to be planted and provide exact variety and how they will look in 10 years.

- BIRDS! (Bird Houses and Osprey)
 - Relocating the Osprey nest is a desire of Dave, HOA President, as well as other neighbors
 - Birder Organization for Creswell represented by Stewart Samuels
 - Solution option proposed: move Osprey nest to Garden Lake Park was met with resistance from some attendees. Others were in favor of moving nest.
 - EPUD, Dept of F&W (laws for Osprey handling), would need to be contacted for proper removal. Would need to move nest only when Osprey are not inhabiting
 - Stewart would like to be involved in this project and spearhead if it proceeds.
 - Dave to send Stewart the EPUD contact to lead the research with them on behalf of the HOA
 - Noah Stricker wants to put up 2 bird houses. Once the board has received ALL costs associated with this project to be incurred by HOA, then the HOA will vote on whether to approve or deny the request.
- Email Communications List
 - Kaelene wants to send emails out for HOA communication.
 - Board would need to construct a Privacy Policy and adhere to it, before asking residents for this option and to collect email addresses. (Kaelene will research this)
- Managing Agent
 - Dave created a job description for this position to share with Board and attendees. Position will pay less per month than when Lori Eichelberger was the managing agent of record.
 - Opposition was shared to this position. Dave asked for any volunteers present to take on the position, but none accepted to volunteer.
 - Dan made a motion to approve this position
 - Kirk Seconded the motion
 - Dave will post position at \$25/hr for up to 60 hrs/mo. on Indeed. He will do the interviewing and share the candidate finalists with rest of Board prior to hire.
 - Treasurer will be only Board member that can approve the Managing Agent's hours.
- Meeting Location OPTIONS
 - TABLED
- ARC Committee members
 - TABLED
- FY24/25 Budget Update
 - DELAYED, Dave will work with Bob King to create working Budget for FY24/25 and then have it voted on and approved by BOARD in APR Board Meeting.
- Moss Cleanup on HOA walls
 - TABLED
- Garden Lake Park walkway/access bridge
 - Dave met with City of Creswell City Manager and Public Works Director to discuss options for replacement.
 - City of Creswell wants utility easement from bridge through park with direct access to Emerald Valley Pkwy if they install a bridge. HOA would need to grant them this easement so they can maintain the bridge. HOA would not be able to restrict access to the easement physically or with No Trespassing signs
 - Some neighbors expressed desire to build a bridge to maintain the easy access to Garden Lake Park.

- Dave will meet with City of Creswell again before next Board Meeting to discuss various options. Goal is to present 3-4 options at next Board Meeting for a vote.
- Member Complaints/Communications
 - Rental properties on Sunday Dr (backyard specifically) are an eyesore to residents along Pebble Beach. Would like to find alternative solutions to preventing backyards from staring into each other.
- Meeting Adjourned = 8:39PM