

Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 4/9/2024 @6:30PM

Attendees: Daniel Mills, Kirk Garner, Dave Stainsby

Guest Attendees: Scott Macdowell, Kaelene Spence, Brooke Walker.

Meeting Called to Order: _6:34PM__ at Dave's house

Approval of Minutes: Done via email

Meeting Adjourned: _8:09PM__

Agenda:

- Financials Review (Budget, Cash Flow, A/R)
 - Savings Account Balance = \$64,385.05
 - Checking Account Balance = \$28,931.68
 - A/R Balance = \$60 Outstanding from Q4 Dues, \$270 from Q1 Dues (same resident)
 - No liens, No warning letters issued. (from MAR Mtg, Neighbor was approached and said they'd come compliant) We are issuing a warning letter.
- Managing Agent (HOA P/T Assistant)
 - Job was posted on Indeed only, received 9 applications, interviewed 5, second interviews for candidate finalists
 - Congratulations to Mary Zoller
 - Start date Wednesday, 4/17
 - Walkthrough checklists created, Workers' Comp insurance started, W-4/I-9 paperwork to fill out
 - Paid position every 2 weeks with hours managed by Board President and approved by Board Treasurer
- ARC Committee members
 - Need to replace Lori at least
 - Ideally need 2 more volunteers to replace Board positions so Committee is independent of Board
 - How do we find volunteers?
 - Dan Mills offers to volunteer POST-Board Position
 - Kaelene volunteered to take Lori's place on the ARC Committee, without any Board objections
 - Kalene is going to work on finding volunteers for the ARC Committee
 - Report out next month on progress
- FY24/25 Budget Update
 - Budget Highlights
 - No Dues increase, but Net Income will be tight
 - P/T Assistant adding expenses (wages, repairs & maintenance)
 - Landscaping +\$12K for Rexius (does not include Sunday Drive common areas)
 - Supplies, Postage increased due to quarterly newsletters

- Legal Fees for deeded common areas from Sunday Drive
 - Need Board Approval VOTE
 - VOTE RESULT = APPROVED
- Garden Lake Park walkway/access bridge
 - Share City easement request
 - Share City Trespassing signage request
 - Share City approach plan
 - City needs to know this week. If not Budgeted, high potential it doesn't get built for 3+ years
 - Need Board Approval VOTE on proceeding with City Requests
 - VOTE RESULT = NO on the bridge easement
- Water Fountains UPDATE
 - Stewart Samuels report out shared
- Sunday Drive Phase IV (1 sold, 2 rented, all others vacant or unbuilt)
 - Common areas are still responsibility of Pliska Investments until deeded over to HOA
 - Dave to check GMAIL account for email with wrought iron fencing must match property lines
 - Find email about cinder block posts needing to be on property corners
 - ARC Committee needs to address the backyard structures being built on Sunday Drive lots
 - Ask Assistant to reach out to Property Management Co so renters clean up trash on side of house
- Tree Donation/Natural Barrier between Sunday Dr. & Pebble Beach
 - Review Kaelene's proposal
 - Review Board Secretary Kirk's proposal
 - Need Board Approval VOTE on proceeding with Kaelene's proposal
 - VOTE RESULT = APPROVED for up to \$2,000 to add/replace 6 trees (3 red Maple, 3 Green Maple)
 - Kaelene to purchase and deliver, Mary to coordinate with Rexius on installation/planting
- BIRDS! (Bird Houses and Osprey)
 - Stewart Samuels report out shared
 - Need Board Approval VOTE on proceeding with Stewart's proposal
 - VOTE RESULT = APPROVED up to \$100 for installation of 2 birdhouses in documented locations along NW corner of tennis court greenspace.
 - Next Steps Identified
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- Meeting Adjourned = __8:09_PM