

Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 6/11/2024 @6:30PM

Attendees: Daniel Mills, Kirk Garner (absent), Dave Stainsby

Guest Attendees: Scott, Kaelene, Mary Zoller, Alice

Meeting Called to Order: _6:30PM__ at Dave's house

Approval of Minutes: Done via email

Meeting Adjourned: _8:06PM__

Agenda:

- Financials Review (Budget, Cash Flow, A/R)
 - Savings Account Balance = \$68,795.73
 - Checking Account Balance = \$30,296.77
 - A/R Balance = \$ + \$ Special Assessment
 - No liens, Warning letters will be issued. (11 owners 60 days in rears, warning letters to be mailed out)
- Special Assessment UPDATE
 - Send Special Assessment reminder notice out with Q3 dues invoices (Dave tell Eric now!)
 - Only 18 owners remaining unpaid
- HOA Assistant Report
 - Sunday Drive swale and N. Dale Kuni rd area need to be addressed. \$2,800 current bid
 - Warning letter to be sent to empty lot next to Dan's house
 - Approve the \$7,920 Rexus bid for Bark installation
- ARC Committee Report Out
 - Fencing for lot on Sunday Dr. approved
 - Shed on Greenbriar will be installed
 - More forms expected to follow
 - President would like to see ARC Committee Rules created that could be shared/displayed
- Summer Newsletter
 - Send on week of 6/23
 - Elections
 - Sport Court Etiquette
 - PLEASE pick up your dog poo!!
 - Declarations & Bylaws being updated this Fall
 - Yard Cleanup must include area in front of lot, into the street, as well
 - ARC Committee needs more members (what's it like to be on the committee)
 - HOA BBQ on 8/10
- Annual Meeting & Elections
 - Saturday, 9/7 10AM

- 5 Board Member positions available (President, Vice President, Treasurer, Secretary, Volunteer Coordinator/Community Engagement Officer)
- 2 year terms
- Communications Preference form included
- Ice Storm recap
- Financials recap
- Dues increase next year
- Member Complaints/Communications
 - Irrigation is on Sunday Drive/PB common area at inconvenient times (6:30PM)
 - NEW ACTION SUGGESTION: More doggy poo bag stations are needed. HOA Assistant will look into adding 2 more stations
- Meeting Adjourned = __8:07PM__