

Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 5/14/2024 @6:30PM

Attendees: Daniel Mills, Kirk Garner, Dave Stainsby

Guest Attendees: Scott, Kaelene, Mary Zoller, Lisa, Linda

Meeting Called to Order: _6:37PM__ 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 = \$68,238
 - Checking Account Balance = \$37,572
 - A/R Balance = \$1,675 + \$9,500 Special Assessment
 - No liens, No warning letters issued. (3 lot owners outside 90 days past due. We are issuing 3 warning letters.
- Special Assessment UPDATE
 - Send Special Assessment reminder notice out with Q3 dues invoices
 - All financial indications look good
- Water Fountains UPDATE
 - Work is complete
 - Working hours 5AM-10PM
 - Lights on 5PM-10PM
 - Invoices expected soon
- HOA Assistant Report
 - Identified yards that are not meeting HOA standards
 - Sunday Drive empty lots were cleaned up
 - Greenbrier South Monument wall drought-resistant plants desired
 - Birdhouses have been installed successfully along tennis court property
 - Refining our HOA vendor list
- ARC Committee Members Enlistment UPDATE
 - Kaelene and Lori are now on the committee
 - President would like to see ARC Committee Rules created that could be shared/displayed
- ARC Committee Rules & Regulations
 - Tabled until we can get additional Committee members to volunteer
- Birdhouse Installation UPDATE
 - Stewart installed within Budget
 - Stewart looking into increasing height, but no additional costs expected at this time
- Spring Newsletter
 - Dave shared Executive Summary of the letter

- Should be in homes by Thursday/Friday this week
 - Expecting to send out Newsletter in July for Board Elections, Annual Meeting and more.
- Member Complaints/Communications
 - House on Ironwood needs roof cleaned
 - Snowbirds leaving town is creating communication issues
 - Vacant lots get mowed horribly and leave it and the surrounding areas (street) looking terrible
 - NEW ACTION SUGGESTION: Snowbirds rule that requires a “local” contact if homeowner is away longer than 4 weeks for exterior items
 - NEW ACTION SUGGESTION: Summer Newsletter Topic (yard cleanup should include the street as well. Don’t leave yard debris in street)
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- Meeting Adjourned = __8:06PM_