

# Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 1/14/2025 @6:00PM

Attendees: Kirk Garner, Dave Stainsby, Kaelene Spence, Scott MacDowell, Mel Cooper

Guest Attendees: Art, Cheryl

Meeting Called to Order: 6:05PM at Toxic Burger

Approval of Minutes:

Meeting Adjourned: 7:00 PM

## Agenda:

- **Financials Review (Budget, Cash Flow, A/R)**
  - Budget, cash flow, and accounts receivable (A/R) discussed.
  - Access to Bank Accounts:
    - Collaboration between Dave and Mel to resolve access issues.
  - Reserve Funds:
    - Mel will review the Reserve account balance and provide an update to the board.
  - Budget Development:
    - Work on the new budget is underway.
    - Dave will send Mel the previous budget spreadsheet to assist with the preparation.
- **ARC Committee Report Out**
  - **ARC Guidelines & By-Laws:**
    - Legal counsel confirmed that new by-laws for the ARC committee are permissible, with a recommendation to include a grace period for implementation.
    - ARC Committee will draft new ARC guidelines and send them to the board by the next meeting.
- **Ice Storm Update**
  - Tree removal is complete.
  - The board has begun phase 4 of the recovery plan: **"Beautification of HOA."** This includes replanting trees.
    - Bids are being collected for purchasing and planting trees.
- **Sunday Drive**
  - Discussion on creating a vegetation barrier between Sunday Drive and Pebble Beach.
  - The board will gather estimates and review options for this project.

- **Ponds**

- **Ducks:**

- Concerns were raised about an increasing number of ducks in the ponds and residents feeding them.
    - Wildlife is causing damage to the pond; action is needed to mitigate this.

**Action Taken:** The Board approved the posting of signs that state, "Do not feed ducks."

- **Nutria:**

- The board is aware of the nutria in the pond and is exploring options for removal.

- **Member Complaints/Communications**

- N/A