

# Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 3/11/2025 @6:00PM

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

Guest Attendees: Alice

Meeting Called to Order: \_ 6:03PM\_\_ at Dave's house

Approval of Minutes: Done via email

Meeting Adjourned: \_ 7:20PM\_\_

## Agenda:

- Financials Review (Budget, Cash Flow, A/R)
  - Savings Account Balance = \$64,186
  - Checking Account Balance = \$65,184
  - A/R Balance = \$4,122 + \$1,500 Special Assessments still pending
  - No liens, Warning letters to be issued to 6 lot owners
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- Outstanding A/R & A/P issues
  - Board is considering monthly late fee to be applied to outstanding balances
  - Johnson Controls (Tennis Courts monitoring system) was late for months, but rectified
  - Tax Prep fees need to be researched for 2024 tax year
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- FY25-FY26 Budget APPROVAL
  - New Items; none
  - Removed Items; Assistant Employee, Worker's Comp Insurance
  - Changes
  - Forecasting for FY26-FY27 were discussed and will be ongoing
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- Phase IV Ice Storm UPDATE
  - Bids needed to completed
    - Going to use Nicholson's Tree Service
    - Already approved
    - Work to be completed the weekend of 3/28-3/31
  - Once replacement trees (up to 6) have completed, Ice Storm Damages have been completed.
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- Neighborhood Natural Privacy Wall
  - Greenspace located between Sunday Drive and Pebble Beach roads
  - 765' on the East side of the sidewalk, running between the corner of the northern-most home on Sunday drive spanning 6' in between each tree down to the gully
  - Requires 130 trees PLUS labor to plant
  - Bids offered; Nicholson's up to \$7,000, Dominion Landscape up to \$8,500

- VOTE: Looking for approval up to \$4,500 of trees and \$2,500 of labor to purchase and plant the Natural Privacy Wall. Expenses to come out of the Checking Account, not the infrastructure account.
  - 4 Members Approved, 1 Abstained
  - Work to commence on Friday, 3/28
- ARC Committee Report Out
  - No report out
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- By Laws UPDATE
  - Delayed on Guidelines addendum
  - To Schedule a working session on Tuesday 4/1
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- Member Complaints/Communications
  - Pumphouse roof needs to be painted again in the Spring/Summer (Scott and Dave will volunteer time to paint when HOA purchases the paint supplies)
  - Mini hens were discussed
  - Haven't seen Nutria sightings for a few weeks now
  - Ducks haven't been feeding as much as it was before
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- Meeting Adjourned = \_7:20PM \_