

# Emerald Valley West HOA Board Minutes

Date/Time: Tuesday 4/08/2025 @6:00PM

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

Guest Attendees:

Meeting Called to Order: 6:01PM\_PM\_\_ at Dave's house

Approval of Minutes: Done via email

Meeting Adjourned: \_7:00\_PM\_\_\_\_

## Agenda:

- Financials Review (Budget, Cash Flow, A/R)
  - Savings Account Balance = \$64,240
  - Checking Account Balance = \$70,788
  - A/R Balance = \$3,660 + \$1,500 Special Assessments still pending
  - No liens
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- Outstanding A/R issues
  - Need to improve communications from the Bookkeeper about getting Dues set up
  - Warning letters to be issued after one quarter in arrears
  - Need warning letters issued to 2 owners
  - 1 owner is paying this week
- Garden Lake Park bridge (Boy Scout project)
  - Tyler C. presenting to the City Council
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- RV Parking & Pet nuisances
  - RV Parking issues last summer
  - Ironwood loop issues with cats
  - Cleaning up after dogs
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- Neighborhood Natural Privacy Wall
  - Greenspace located between Sunday Drive and Pebble Beach roads
  - #132 trees planted on 3/28
  - Drip line for the trees needs to be implemented with Rexius work
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- Spring Newsletter
  - RV Parking reminders
  - Pet nuisances
  - Natural Privacy Wall
  - FY25/26 Budget Approved
  - ARC Short & Long forms
  - Newsletters being magnetic on the mailboxes

- No feeding the ducks! Sign posted at South end of the pond
  - Tennis Court replacement key REMINDER
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- ARC Committee Report Out
  - All front yards and visible back yards get approved by the ARC committee
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- By Laws UPDATE
  - Working session on Tuesday 4/1
  - Kirk, Kaelene, Scott, Lori, Mel, Dave attended
  - We are looking forward to improvements to benefitting our neighborhood
- Member Complaints/Communications
  - REMINDER that every Board meeting every second Tuesday of the month
  - Cats have pooped on others' yards
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- Meeting Adjourned = \_7:00\_ PM \_