**Emerald Valley West HOA Annual Meeting**

**Date/Time:** Sunday, September 14, 2025 @ 2:00pm  
**Location:** Court Sport Annex

**Ballot Counting Results (from Special Working Meeting – September 11, 2025):**

* **President:**
  + Ron Snook (Incumbent) – 43 votes
  + Write-ins: Ron Sammons – 4 votes, Chris Connoly – 1 vote
* **Secretary:**
  + Kirk Garner (Incumbent) – 44 votes
  + Write-ins: Alice Baird – 1 vote, Kaelene Spence – 1 vote

**Board Members Present:**

* President – Ron Snook
* Vice President – Scott MacDowell
* Se – Kirk Garner
* Treasure – Mel Cooper
* Member at Large – Kaelene Spence

**ARC Committee Members Present:**

* Ron Sammons
* Alison Baird
* Lori Dye

**Neighbors in Attendance:** 33

**Meeting Called to Order**

Ron Snook welcomed attendees and introduced himself as the new president. His goal is to maintain a clean, healthy, and safe environment. Board and ARC members were introduced, followed by introductions from the audience.

**Agenda / Discussion Items**

**President’s Report (Ron Snook):**

* Introduced idea of hiring a property management company to handle daily HOA operations. Board will research further.
* Shared issues currently being addressed by the Board:
  + Failing irrigation
  + Pond drainage
  + Plantings in green spaces
  + Landscapers
  + Appointing an interim HOA president

**Homeowner Comments and Concerns:**

* New flood zoning concerns – Board to investigate updated FEMA maps.
* Black duck removal (relocated to Delta Ponds).
* Osprey nest removal.
* Lack of board and committee volunteers.
* Vehicle speed in neighborhoods; discussion of speed bumps.
* Lack of crosswalks on Emerald Parkway.
* Limited cable and internet options (raised by Stewart).

Recommendation made by Stewart to create an **HOA Wildlife Committee** for future wildlife issues.

**Board Announcements**

* **Monthly Board Meetings** will now be held the **3rd Wednesday of each month** at 6:00pm.
* **Location:** Creswell Airport Community Meeting Room.
* All members encouraged to attend.