

Unofficial Minutes from the December 16, 2008 meeting of the Emerald Hills Homeowners Association, Inc.

The meeting was called to order at 7:00 pm and started with the President, Kurt Michael, welcoming everyone to the meeting. All three board members were present along with six lot owners present. The meeting did not have a quorum, so the meeting was considered unofficial.

Mr. Michael handed an official copy of the meeting notice that was mailed to all lot owners to the secretary, Ryan Aleshevich. Ryan then read the minutes from the October 2, 2007 meeting. There were no corrections to those minutes and the minutes were accepted as read. Reports were then given by each of the officers.

Mr. Michael mentioned to everyone that the Emerald Hills Homeowners Association (EHHOA) had been incorporated and all Bylaws were updated, and was confirmed by Jack Cameron. The incorporation and Bylaws are now kept on file with the EHHOA attorney in Waynesboro (Allen & Carwile). Mr. Michael also stated that the common area land had been signed over to the EHHOA. The association is responsible for taxes on the land estimated around \$30 per year. The EHHOA will continue to maintain this land as required by the county.

Larry Mattox then presented the treasurer's report. Mr. Mattox stated that current dues collected were 99% paid and that all past dues, interest and legal fees had been paid in full. Outstanding dues and late fees total only \$56 for the current year. Mr. Mattox was also happy to report that there was no legal action pending. Mr. Mattox then reviewed the fiscal year-end 2008 actual versus budget and the cash flow statement from 2008. The only issue that came up during this process was a question about the lights in the older sections. David Bateman mentioned that only some of the lights were working. David Bateman and Jack Caraway volunteered to head the Lights committee to review the current situations with streetlights and recommend a solution to the board. It was agreed to discuss this issue later.

The group then started the process of setting a budget for 2009. Jack Cameron then reported on the web committee during the review of the web and computer budget. Mr. Cameron stated that there was not much happening, but things were running just fine. Jack recommended maintaining the \$250 budget. Jack asked about the potential to give more money to charity. After some discussion on what had been done in the past, Jack motioned to give \$100 to the Friends of Augusta County Library. That motion was second by Ryan. Fred Grunder then motioned to give \$100 to the Yancey Volunteer Fire Department and that motion was second by Eugene Higgs. Both of these motions were accepted unanimously and the budget for donations was set at \$200. The 2009 budget was passed and dues will be kept at \$50/year.

The issue of neighborhood trash service was brought up under new business and discussed. There was great interest among the group, but it was not something that could easily be decided at this meeting. David Herring and Larry Mattox volunteered to lead up a Trash Removal Service committee to do further fact finding for EHHOA. This information can then be used to help make a decision on how to proceed. The meeting then ended at 8:41 pm.