

Emerald Hills Homeowners Association Meeting minutes  
11/29/11 at 7pm at the Augusta County Library

Kurt Michael – President  
Jack Cameron – Treasurer  
Ryan Aleshevich – Secretary

The meeting of the Emerald Hills Homeowners Association was called to order at 7:00 pm by President Kurt Michael. Roll call was taken, no proxies were received and it was verified that there was not a quorum.

Mr. Aleshevich read the minutes from the last meeting. Starke Smith motioned to accept the minutes and the motion passed unanimously.

Mr. Michael then updated the association members on the status of the vacant Treasurer's position. Mr. Mattox sold his home and moved at the end of October. Per the bylaws, an audit of the financial records was conducted. Kurt Michael chaired the audit committee. Lisa Aleshevich and Jim Eiland also served on the committee. The committee reported that the books were in good standing. Reese Smith motioned to accept the audit as reported and the motion passed unanimously.

Mr. Cameron then read the Treasurer's report that was originally prepared by Mr. Mattox. Mr. Cameron also presented the budget for July 2011-June 2012. Ed Diamond motioned to accept the Treasurer's report and new budget. The motion was seconded by Reese Smith and unanimously accepted.

A question was asked if the covenants allowed renting. Mr. Cameron said that it was allowed, however, the owner's of the property were responsible for the annual fee not the renters.

Mr. Michael then asked for committee updates. Mr. Cameron gave a brief review of the website and was complimented for all his hard work. No other updates were given.

Mr. Michael then asked if anyone was interested in running for Treasurer. Mr. Cameron agreed to run after temporarily filling in. Fred Grunder nominated Mr. Cameron and John Morris gave a second. There was a unanimous approval by the homeowners.

In response to a question by a member about his homeowner's insurance, Mr. Michael gave a thorough update on the Yancey volunteer fire department accreditation. It was stated that a coalition of local homeowners associations, including EHHOA, pushed the county to help resolve this problem. It is believed that all fixes are now in place and the fire department is just waiting for the ISO to come back to give them a new rating. Mr. Michael stated that according to county officials it is expected that the fire department will earn a favorable accreditation.

Mr. Michael then asked if there was any new business. A homeowner asked why there was a light outage at the front entrance. Mr. Michael stated that the lights go out a couple times per year but are easily turned back on by switching the circuit breaker. Starke Smith suggested the executive committee put together a newsletter to remind homeowners to keep their homes and lots tidy. Mr. Cameron will work on finding volunteers' to see if there is interest in putting together a newsletter.

In keeping with past tradition, a motion was made to donate \$300 to the Yancey volunteer fire department and \$100 to the Augusta County Library. This was in line with the budget. Starke Smith motioned for this, Reese Smith seconded and the homeowners had a unanimous approval.

Finally, there was a discussion about the \$50 annual dues and after receiving feedback from the homeowners attending the meeting, it was agreed to leave the dues as \$50.

Mr. Michael motioned to adjourn the meeting at 7:55pm.

Minutes submitted by:  
Ryan Aleshevich, Secretary