

## Emerald Hills BOD Meeting March 5, 2017

Attending: President, Nicole Baucom  
Vice-President, John Muire  
Mona Troensegaard, Secretary

Treasurer, Jack Cameron  
ARC- Chair- Jim Eiland

The meeting was held at the Yancey Fire Station and called to order at 6:33P.M by Vice-President John Muire. Jack moved that we use the informal form of Roberts Rules of order, seconded by Nicole. The minutes were reviewed and Nicole moved that they be approved, seconded by Jim.

Jack then gave a report on the finances of EHHOA. The bank balance as of 2/20/17 is \$36,580.29. At this time the accounts reconcile with APMS records. The budget comparison chart was reviewed, showing a reduction of \$100.00 in the electrical & lighting portion because of the new lighting at the entrance sign. Everything else in the budget is on the projected track. Mona moved that the 2017 dues assessment be \$55.00, as previously discussed at the Annual board meeting and at previous BOD meetings. The motion was seconded by John. This will help us maintain our determined base of approximately \$34,000. At this time there are 9 assessments in arrears totaling \$1,361.00. Three of which are over \$200.00 Jack reported that the work being done in common area A, is to install a generator for pumping when the electricity goes off, this would eliminate the need for septic trucks being dispatched. The erosion in common area A has not yet been repaired, as previously established this is the responsibility of the county. Jack reported that presently there are 3 houses on the market. He had no web report and nothing to report on a possible FB page.

Jim Eiland, chair of the Architectural Review Board, reported on several of the requests presented to the committee. One was a fence that was denied, and the other for the installation of Solar panels, that was approved. The solar panels will be installed on the back of the lot and not visible from the street.

We then discussed the need to establish some ground rules for the use of solar within our neighborhood association. This will be done by the Architectural Review board.

John reported on the progress of the Bylaws committee, they have met once and reviewed the document from 2007 and then some comments from 2014. They will now review these documents individually and meet again on March 7<sup>th</sup>. John stated that they should have something to present at the June BOD meeting.

Unfinished business: Jack reported that we received Thank you notes from the Augusta Co. Library and the Yancey Fire Department for our donations of \$250.00 each.

New business: Discussion of spring newsletter contents and mailing process, we will check with APMS on cost of their mailing newsletter versus us doing the mailing. Date of Annual yard sale will be May 13<sup>th</sup>. The date of our next BOD meeting will be Sunday, June 4<sup>th</sup> 6:30 P.M., Yancey Fire Hall. Jack moved that we adjourn, Mona seconded the motion.

Respectfully submitted by:  
Mona J. Troensegaard, Secretary