

Emerald Hills Quarterly Board Meeting

December 7, 2025

Board members present:

Jacques L'Heureux : President Roger Ford : Vice President

Nicole Baucom: Chair Architectural Review Board Chairperson

Todd Parks: Treasurer John Nixon: Secretary

Meeting was called to order at 6:35 PM. First order of business was a review of minutes from September 14, 2025. Minutes were read, reviewed and approved by Jacques, second by Roger.

Winter News Letter: Jacques had sent draft to all board members for review and comment. Jacques reported that Augusta County Sheriff's Department Neighborhood Watch Coordinator Sergeant Chandler has agreed to come to our next annual meeting. Jacques is coordinating with Sergeant Chandler for the drop off of two new neighborhood watch signs.

Treasurers Report: Todd reported as of October report from APMS, 8 properties have not paid this year's assessment including 2 properties multiple years behind and ~~leas~~ liens have been filed with the County on those. The October financial report for current period is negative \$606. For the year, income is \$14,164 and expenses are \$12,665 which is \$1,499 positive. The reserve balance is \$34,218. Todd recommended for budgeting that we do not include investment income from the bank CDs but base the budget income only on income from assessments. The assessment formula is 181 units X \$65 (current fee) which is \$11,765 - \$390 (for waved assessments for 5 board officers and 1 webmaster) = \$11,375. Biggest expenses are: \$4,500 Mowing/Landscaping, \$3,480 Management company, \$1,656 Insurance which totals \$9,636. With an increase in the Management fee to \$3,600 starting in July 2026 and possible increase in Mowing/Landscaping costs; the board discussed options for raising the fee. Last increase was in 2018 which was a \$10 increase. Todd moved to change the yearly assessment fee to \$75 and John seconded and it was approved without objection. Jacques will report the assessment fee change in the Winter Newsletter.

Board discussed and selected meeting dates for 2026:

Quarterly EHHA Board of Directors Meeting March 8, 2026

Quarterly EHHA Board of Directors Meeting June 14, 2026

Quarterly EHHA Board of Directors Meeting September 20, 2026

Annual HOA Meeting September 21, 2026

Quarterly EHHA Board of Directors Meeting December 6, 2026

Other items: Jacques will contact realtor of house for sale, that is one year behind on paying the annual HOA assessment for 2025 ~~dues~~.

Jacques has received questions from new buyers of house on Beatrice that want to do several modifications including additional shed and driveway expansion. Nicole reported that no ARC requests have been received from them.

John reported that he and Jacques will meet with Jason and Amanda Opstad at 122 Emerald Heights Dr. on 15 December to discuss with them potentially rebuilding and maintaining the HOA webpage.

Roger and Jacques praised the Little Library Book Boxes that were installed. Todd reported that the \$390 cost had been reimbursed to the homeowners that built and installed them.

Meeting adjourned at 7:05.

Prepared by John Nixon - Secretary

December 10, 2025