

Emerald Hills Quarterly Board Meeting

September 20, 2026

Board members present:

Jacques L'Heureux : President Roger Ford : Vice President

Nicole Baucom: Chair Architectural Review Board Chairperson

John Nixon: Secretary

Board members absent:

Todd Parks: Treasurer

Meeting was called to order at 6:31 PM. Purpose of the meeting was preparations for HOA Annual Meeting at 6:30 on 21 September.

Jacque had one correction for the minutes from the 14 June meeting, and motioned to approve as amended. Roger Seconded the motion and all voted to approved the amended minutes.

Jacques asked John to staff the sign-in table as residents arrive at the annual meeting. We will provide blank notecards so residents can write what they love or like about our neighborhood. Jacques has printed copies of agenda, and the minutes from annual meeting last year, so residents can pick up from sign-in table. Jacques went thru the agenda items for the annual meeting. We discussed the collapsed rock wall at Emerald Hills entrance, and agreed that having a group of volunteers repair it is the best way forward based on the high quotes for repairing or replacing the rock wall. For repairing ruts in the common area, John can provide the dirt as he has a large pile in his backyard after the excavation for their home addition. At the annual meeting Todd will discuss the new residents portal/form for recommending contractors, as this was requested at the last annual meeting and is possible now that the updated HOA webpage is operational.

Jacque had us review a draft letter for homeowner that is multiple years past due on HOA assessments. Board members recommended some changes in the letter. We discussed the drive by property inspections done by APMS twice a year. John requested that the board members receive copies of the letters mailed to residents, so the board is knowledgeable when residents contact us with concerns about properties in the neighborhood not being maintained. Jacques reported that three homes are currently for sale in the neighborhood.

Meeting adjourned at 7:30.

Prepared by John Nixon – Secretary

September 22, 2026