

## **Emerald Hills Annual HOA Meeting**

September 11, 2017

### **Members Attending:**

James Duff	S. Reese Smith	Norm Kowalzyk
Albert & Ester Danraj	Jacques L'Heureux	Mindy Reynolds
Steven & Cheryl Pianko	Terry Elia	Robert Argiro
Tom Maglione	John Murie	Jim Eiland
Mona Troensegaard	Nicole M. Baucom	Jack Cameron
Patrick Maddox	<u>Dolly Maglione</u>	

The meeting was called to order by Terry Weaver, representative of APMS, the management company that has been contracted by Emerald Hills HOA. It was determined that with the three proxies that we had a quorum of voters, with 18 households being represented. The first order of business was to approve the minutes of the 2016 annual meeting. Copies of the minutes were handed out with the agenda for tonight's meeting. After review of the minutes Jack moved to approve the minutes, seconded by Bob.

**Reports of Officers:** Terry Weaver reviewed the income and expense report for period ending August 31, 2017. The report showed combined bank accounts totaling \$34,669.84. All but \$245.00 has been collected for 2017 assessments. The largest expense in the budget is the mowing and landscape fees, followed by the management fees.

Treasurer Jack Cameron, reported on the work that has been done on the North common area, removal of trees and vegetation on the dam which was required by the County. This work was an unplanned expense and not included in the budget. At this time there was discussion of the need to raise the HOA dues next year to maintain the reserve of \$32,000.00. The proposed increase would be \$10.00 per lot.

Jim Eiland, Chair of the Architectural review committee, reported on the increased interest in solar panels and the process of applying guidelines by the ARC committee.

**Managers' report:** Terry reported that the main concerns of compliance letters, related to barking dogs, parking of trailers, maintenance of property.

A lengthy discussion by concerned residents on Wyndham Hill Drive ensued about the issue of speeders, and what the HOA could do to get help with the problem. It was determined that as a board we could do little. APMS will contact the Sheriff's Department to report the concerns of the residents. Reese Smith volunteered to forward letters written by those concerned to the County Administrator, Tim Fitzgerald. Jack reported on his maintaining the website and the data base, which he has been doing since 2004. APMS will be taking over the data base this year. He also has been handling the Welcome packets to new residents. He requested a volunteer to take on that task.

**New Business:** Election of Officers, three openings on the board, President, Secretary and Treasurer. Call for nominations from the floor, no one responded. Nicole nominated Jacques L'Heureux for President. John Murie was nominated for the office of treasurer, motion seconded by Jim Eiland. Pat Maddox volunteered to be Vice President. Motion was made to accept the slate of officers as presented. Motion carried. Vote was taken to elect the slate as presented, motion carried with no objection.

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**Officers Elected:** President, Jacques L'Heureux  
Vice President, Patrick Maddox  
Treasurer, John Murie  
Secretary, (*position open*)

**Old Business:** The recent and ongoing vandalism in the neighborhood was discussed at length. Incidents have been reported to the Sheriff's Department, and emails sent via the HOA website. Terry Weaver said that APMS would send out an email concerning the vandalism. Other suggestions were more lighting in the neighborhood, and reporting of suspicious individuals.

**Other Business:** The meeting ended with a discussion of the updating of the bylaws and CCR's, to bring them in line with state code. There was a question and answer period addressing the individual concerns that residents have with the documents.

Terry then moved to adjourn the meeting. Motion carried.

Respectfully Submitted by:  
Mona J. Troensegaard  
Secretary, Emerald Hills HOA

### **Updates:**

9/27/17 - received for posting on the website as unapproved

9/21/18 - Approved at 9/10/18 Annual Meeting with correction of adding [Dolly Maglione](#) to attendee list.