

Minutes from Emerald Hills Homeowners Meeting

Date – September 3, 2014 – 7pm

Board: Kurt Michael – President
Jack Cameron – Treasurer
Ryan Aleshevich - Secretary

The meeting was called to order at 7:01pm by Kurt Michael. A count was taken and a total of 12 homeowners were present with a total count of 15 people in attendance. Kurt then notified the attendees that a quorum was not met. Kurt then motioned to dispense of the reading of the minutes from the last meeting because they were available on-line. All were in favor and the minutes were approved.

Jack Cameron then presented the Treasurer's report. Jack discussed the current savings and CD's. Jack passed along that 91% of the homeowners had paid their dues and there were only 10 left unpaid. Jack mentioned that second notices had been mailed and the next step would be a letter from our lawyer. Jack also mentioned we had one homeowner that will soon be unpaid over a 3 year period and the next step, while not one the board wants to pursue, would be to put a lien against this home. It was suggested the board try to talk to this homeowner since that had not been done.

The actual and budget was presented and it was noted that the numbers look very similar to the past year. There was a slight increase in Insurance and Miscellaneous expenses, so Jack suggested to increase dues from \$40/year to \$45/year. This was voted on later in the meeting and all were in favor of increasing the dues to \$45/year. There was a question about the donations. It was explained that the EHHOA traditionally gives money annually to both the Library and fire department. All were in favor of continuing these donations. A motion was proposed to keep donations at \$200 for both the library and fire department. A second motion was proposed to increase the donation to \$250 for both the library and fire department. All were in favor of the \$250 donation to both the library and the fire department.

Jack gave an update about the EHHOA website. Jack handles the website himself and is working to simply maintain the site. Kurt complimented Jack for his hard work and thanked him for all his efforts. Jack said he was doing little to maintain it at this time and did not plan any major changes. Kurt then gave an update on the Architectural Review committee and commented things were moving along just fine.

Kurt and Jack gave an update on the front entrance sign. There were multiple letters stolen from the sign. The board took down the remaining letters. A teenager turned himself in for taking three of the letters, which he returned with a \$100 check. Jack put together a list of options to replace the letters. The EHHOA group voted to replace the letters with the same style as before. Jack with order the letters and Ryan will help get them back on the sign once they all arrive.

The meeting ended with nominations for new Board of Director officers. Due to Kurt's job, he stated that he was stepping down as president, but would help out as vice-president. Jim Eiland publicly

thanked Kurt for his 7 years of service as EHHOA president. After discussions, Nicole Baucam was nominated for President to finish out Kurt's two year term and was unanimously voted in. Kurt Michael was then nominated for Vice President and unanimously voted in. Jack Cameron was then nominated for Treasurer and unanimously voted in. Note: This was done in accordance with Article III Section 3 of the EHHOA By-Laws, which state that the president and secretary are elected the same year and the treasurer and vice-president are elected the same years; both for two year terms. Thus president and secretary will be voted on at next year's annual meeting to ensure staggered terms. See below for schedule of elections of officers:

Year 2008-09 First Annual Meeting under new By-laws and Article of Incorporation (All Officers)
Year 2009-10 Second Annual Meeting (President and Secretary) per Section III Section 3 of By-Laws
Year 2010-11 (Treasurer and Vice-President)
Year 2011-12 (President and Secretary)
Year 2012-13 (Treasurer and Vice-President)
Year 2013-14 (President and Secretary)
Year 2014-15 (Treasurer and Vice-President) *Note: *Nicole Baucam to finish out term as President.*
Year 2015-16 (President and Secretary)
Year 2016-17 (Treasurer and Vice-President)
Year 2017-18 (President and Secretary)
Year 2018-19 (Treasurer and Vice-President)
Year 2019-20 (President and Secretary)
Etc...

Jack then had a brief discussion on By Law changes that he wanted to propose. These changes were to align us with activities that involve our checking account and fiscal/calendar year. The attached By Law changes were discussed and the group gave Jack a vote of confidence that they agreed with the changes. This will require a homeowners vote, so Jack plans to include this in the Dues mailing next year.

The meeting was adjourned at 7:59pm.