

## Minutes from Emerald Hills Homeowners BOD meeting

Date – December 28, 2014 at 6:30pm

Board:           Nicole Bauchman – President  
                    Jack Cameron – Treasurer  
                    Ryan Aleshevich - Secretary

The meeting started at 6:30pm

- The meeting starting with Jack and Ryan giving Nicole, our new president, a quick overview of how past BOD meeting have been held, how often we plan on having meeting and a brief overview of the typical agenda and topics of conversation.
- There were no minutes from the previous meeting available, so we moved on without minutes and plan to have them available for future meetings – follow up for Ryan
- Kurt Michael was unable to attend the meeting, but had let us know that there were no architectural review open items to discuss
- Jack then gave a financial review and handed out budget and expense reports for us to review
  - After discussion, we all voted in favor of increasing dues to \$45, as was already agreed to at the 9/3/14 annual EHHOA meeting
  - This increase will help offset some unexpected expenses (ex. Sign damage) and also increases in expenses from an increase in our landscape cost
  - Jack summarized the EHHOA dues. 175 of 180 owners are paid up to date with 5 now past due. Our lawyer has sent out certified letters of collection and 4 of the 5 did not pick these up. Our lawyer re-sent these 4 letters as 1st class mail. Jack is working with our lawyer regarding a final collection letter.
  - We also discussed the past dues homeowners and agreed to discuss with our lawyer the suggestion to put a lean on the home that has past dues for the past 3 years – It should be noted that Jack and Ryan did talk with the homeowner on two separate occasions and it was clear they have no intention to pay and encouraged us to move forward with the lean. The remaining 4 have not failed to pay their dues for quite as long, so we will discuss a plan of action in future meetings.
- Nicole asked about the entrance and will be talking with our landscaper about improving the look of the entrance. Jack and Ryan agreed to spend some extra money on landscaping to improve the look of the entrance. Nicole will review her suggestion with the landscaper and get quotes on this work. She will also be working with them on fixing the problem with the sensor for the lights. The lights are currently on now all the times since the sensor does not appear to be working, so we all agreed we wanted to get this fixed.
- We then scheduled the future meetings and they are as follows:
  - BOD meeting – March 8 at 6:30pm
  - BOD meeting – June 7 at 6:30pm
  - Homeowners meeting – September 14 at 7pm
  - BOD meeting – December 13 at 6:30pm
- The meeting adjourned at 7:35pm