

**Emerald Hills HOA Meeting
March 7, 2021**

Members Present:

Jacques L'Heureux, President
Suzanne Reich, Vice President
Brent Adams, Treasurer
Nicole Baucom, Chair, Architectural Review Board
Frank Battaglia, Secretary

No homeowners in attendance. Meeting was held via Zoom due to Covid-19 restrictions.

Meeting was called to order by Jacques L'Heureux at 6:45 PM. First order of business was a review of minutes from the December 6, 2020. Minutes were approved and second by Nicole Baucom.

Treasurers Report:

Year end report was reviewed. Account balances as of December 31,2020.

YTD income	\$11,750.00
YTD expenses	\$10,086.49
Operating fund	\$7,218.10
Reserve	\$25,558.41

Several line items were discussed including electric bills, APMS and landscaping fees. Projection for 2021 estimated to be \$2,000 above 2020.

Architectural Review Board:

Nicole reported two applications had been submitted. One for a French drain to alleviate flooding issues. Second for a three-season room under a deck. Both requests were approved.

The spring and fall neighborhood drives have not yet been scheduled. Both will be announced when determined.

June 12, 2021 has been designated as the date for the annual neighborhood yard sale.

Vice President Report:

Suzanne has been working with Jack Cameron to transition web page.

Corey Dreyton will be taking over web page.

Charlotte Sibold will be joining John Wagner on the Welcoming Committee.

Secretary Report:

Speeding in the neighborhood continues to be a problem, especially on Wyndham Hill Drive. Several

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homeowners have emailed the HOA board with concerns. The speed limit in a residential area is 25 MPH.

There are currently no speed limit signs in the neighborhood. Board is looking into two options for obtaining signs.

UPS and FedEx trucks have also been mentioned. UPS has a toll free number that can be called to report any driver issues, 1-800-PICKUPS. UPS uses tracking devices to monitor their trucks.

FedEx uses contract carriers which may be a little more difficult to track drivers. They also have a toll free number, 1-800-463-3339.

Presidents Report:

Jacques opened discussion regarding the APMS contract renewal which is due to expire March 31, 2021.

New contract proposal is for one year, April 1, 2021-March 31,2022. Monthly maintenance fee will increase to \$265.00 per month. Board discussed proposal. Suzanne motioned to approve, second by Nicole.

HOA spring newsletter is being prepared and should be ready by the end of March.

Board will also be looking into several bylaw changes.

The next scheduled board meeting is June 6, 2021 at 6:30PM

Meeting was adjourned at 7:55 PM. Second by Brent