



## **Emmett Highland Owners Ass.**

**Manager:** Rose Management / Rosemary DeMond  
PO Box 576, Meridian, ID 83680  
208-519-8896; [emmetthighland.hoa@gmail.com](mailto:emmetthighland.hoa@gmail.com)  
<https://therosemanagement.com>

# **Annual Meeting of Emmett Highland Owners Association Agenda**

*Date/Time:* Monday, March 9<sup>th</sup>, 2026, at 5:00pm

*Location:* Community Bible Church, 2545 Empire Street, Emmett, ID 83617

1. Board of Directors appointed by the Class B Member (210 Main, LLC): Adam Little; David Little; Kelsey Little (Bylaws Art. III - Sec. 6.2; Art. V Sec. 3).
2. Report on the activities and financial condition of the Association.
  - a. The 2025 P&L and YE Balance sheet and 2026 Budget were previously mailed and will be available at the meeting.
3. Assessments and fees:
  - a. Assessments: \$1,000.00 annually, payable quarterly (unchanged);
  - b. Design Review Fee: \$300.00 for Phase 1 – 5 (unchanged); \$400.00 for Phase 6;
  - c. Transfer / Setup Fee: \$250.00 (unchanged).
4. 2026 Key Dates: (As actual date is known or better estimated, it will be communicated)
  - a. Irrigation Water:
    - i. Start: TENTATIVE – April 10<sup>th</sup>
    - ii. End: TENTATIVE – October 1<sup>st</sup>
  - b. Pool:
    - i. Est. Open: Prior to Memorial Day, May 25th
    - ii. Est. Close: October 1<sup>st</sup>
5. Q & A.