

Emerald Lake HOA

Board Meeting Agenda

Tuesday, March 11, 2025

Location: 1768 Happy Valley Dr, Fairfield, OH 45014

Conference room

Attendees: Sean Jarvis, Kevin Keyes, Edwina Zettler, Missy O'Brien and Will Arledge

Meeting called to order at 7:00 by President Sean Jarvis.

- HOA board member roles: All current members will remain in their current respective roles:
 - Sean Jarvis – President
 - Missy O'Brien – Vice President/Treasurer
 - Will Arledge – Secretary
 - Edwina Zettler – Member at Large
 - Kevin Keyes – Member at Large
- Budget 2024: Treasurer's Report, Budget, Accounting Software, Bank Account Balances, etc.
 - Missy O'Brien provided the report.
 - HOA payment updates:
 - 2025 HOA dues:
 - Currently, most residents are up-to-date with their H.O.A. fees. Only eight residents have not made their H.O.A. fee payments.
- HOA Remaining Lots:
 - The lot between 6270 and 6254 plans: The owners would like to plant trees, build a firepit and/or shed on the lot. These plans have not been approved by the board at this time. The shed was not approved on this lot without a home on it.
 - Ryan Homes have succeeded in selling the majority of the lots on High Point. At the time of this meeting, only two lots remain in the High Point section of the neighborhood. One lot remains available on Emerald Lakes Dr.
 - Four lots remain available on Casey Court.
- Emerald Lake neighborhood complaints etc.
 - Parking along Edmore Drive: Homeowners will be advised to not park in the street while the construction on High Point is being performed.
 - Parking along Waterfront Drive: Residents will be reminded to park several yards back from the stop sign at Waterfront and Emerald Lake Dr. when waiting for the school bus in order to minimize traffic congestion at the intersection.
 - Decorative holiday light strings, being displays year long. Sean will contact homeowners to ask them to remove holiday lights per bylaws/covenants.
- H.O.A. Landscaping:
 - Edwina Zettler addressed the planting of flowers at the front entrance. Geraniums at the entrance to Casey Court and lanthanum flowers at the neighborhood entrance.
- Lake waterfalls and fountain will be turned on in May 2025.
- HOA Events:
 - H.O.A. block events remain unfunded by the H.O.A. until the financial reserves are replenished and the loan from Berkey Homes has been repaid.
 - A proposal to open the lake up for fishing on a particular day this year in lieu of the annual fishing Derby was made. The Board tabled the idea at this time.