**EHRA Meeting Minutes**

**June 10, 2024**

**Board Members in Attendance**: Jake Nolte, Heather Ostmann, Ken Hawking, Mike Cole, Dave Tripp (via phone)

Meeting opens: 19:05

1. **Review minutes:**
	1. Review with recommendation from Ken Hawking that provider has been found to mow around well.
	2. Approved and seconded
2. **Second Well Easement**: TJ Lurvey, Mike Cole and Dave Rutledge
	1. Easement has been obtained from Lots 57 and 58 with much gratitude from the community and the board
	2. Easement site is 50 x100 feet and will accommodate the 3rd well.
		1. Some disagreement regarding proximity to place well from known contaminated well #2.
		2. Plan to readdress with hired H20 Engineer.
	3. Motion from Ken Hawking to tablet plan for 3rd well drilling location until advisement has been received.
	4. Anticipated timeline to start drilling in next 2 months during dry months due to need for heavy equipment.
3. **Treasurer Report for March-May**
	1. Major H20 fund with 30, 513 available to pay for new well.
	2. Danta may be able to provide summary of finances for future meetings if given advanced warning.
4. **Schillios Property Update**
	1. Lawyers from community lawyer completed.
	2. Have not had further communication with Schillos property owner.
5. **Gate Security**
	1. New codes will be issued July 1st
	2. Issues in last month
		1. Power loss to keypad recently causing gate to malfunction in closed position.
			1. Potentially related to wiring to keypad. Diagnostics in progress
		2. Camera at River Gate was stolen.
			1. Goal for a replacement with blue tooth connectivity
		3. Concern for non-residence using outgoing gate to access the community
			1. Decision in past was for deterrence but not prevention
			2. Increased speed of gate closure would like affect liability.
6. **Reserve Study:** completed to evaluate for changes to charging of residents for homeowner association fees.
	1. Hard copy available to those interested.
	2. Current estimate would be a flat fee of 720.00 per year to replace any special assessments (i.e., major water, road fund)
	3. Concern for fair distribution of cost among residents as they move in and out of community
	4. After discussion plan will be for a presentation at annual meeting for homeowners to vote on preferred method of collection.
7. **Annual Meeting:** Plan to host at Post Middle School
	1. Final date determined to be 9/21/24 at 9 am
	2. Will need to ensure access this year.
8. **Community Involvement:**
	1. Will compose a list of available resources with members in the community
	2. Joe Amma has volunteered to write newsletter and unanimously approved by the board
9. **Other business:** from attending homeowners
	1. Idea to expand the board to include any residents who express interest and not limited to a set number
		1. Plan to propose at time of annual meeting
	2. Difficulty with communicating with board
		1. Previously an e-mail was sent out with community update.
		2. Potential for a thread for neighborhood business on our website.