**EHRA Meeting Minutes**

**September 9th, 2024**

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

Meeting opens: 19:03

1. **Review minutes:**
	1. Reviewed without recommendation for amendment.
	2. Approved and seconded. Passed 5/0
2. **Treasurer’s report**: **June-August 2024**
	1. Danta Chase will be providing presentation during neighborhood wide meeting.
3. Community Security
	1. Main gate: ongoing difficulty with people passing though exit doors and following residents into community.
		1. Will need to assess effect on community during meeting.
		2. Brief discussion regarding changing timing of closing of gate (potential liability risk)
		3. Does neighborhood want to consider a staffed sentry at main gate?
		4. Cross bars are showing evidence of rusting and may need replacement in near future.
		5. Security cameras are up and working well.
	2. River Gate:
		1. Squatters at river have left although some mess remains on private property.
			1. Any interest in funding to help property owner with clean-up.
		2. Gate now has camera which is solar powered.
		3. NO plan at this time for upgrading lock. Some concern around security of keys.
4. Well 2 Failure and Recovery:
	1. Well has been dug. Plan in place to take pump from Well #2 and place in Well #3.
		1. This may eventually need an upgrade in future.
		2. Current community water use is 80-82 gal/min. Should be able to use just one well.
		3. Cost at approximately 20,000 and on budget
5. Schillos Request for Easement through Eagle Ridge
	1. Executive session
6. Annual Budget 2024-2025
	1. Dues per lot to remain at $250 per lot.
		1. General operating fund: 36,500
	2. Water Fund: 56,250
		1. Funding at $5/1000 gallon
	3. Discussion of potential for legal special assessment if needed in future.
7. Annual Meeting: Post Middle School
	1. 9/21/2024 at 9 am
8. Quarterly Board Meetings
	1. December 16th, 2024, March 17th, 2025, June 16th 2025, September 15th 2025