
EMORY CREEK RANCH ANNUAL COMMUNITY MEETING

Attendees: Trent Fears, Lori Conner, Robby Roberts

CALL TO ORDER – 6:45 TRENT

ESTABLISH OF QUORUM OF 15% REPRESENTATION OF LOT OWNERS

THE SIGN IN SHEET WAS REVIEWED. 30 LOTS ARE REPRESENTED IN PERSON, 4 LOTS ARE REPRESENTED VIA PROXY, AND 46 DEVELOPER LOTS ARE REPRESENTED IN PERSON. TOTAL LOTS REPRESENTED ARE 80 LOTS. A QUORUM IS ESTABLISHED.

PRESENTATION BY ERIC SCHMITT

ERIC SCHMITT, BRANSON CHIEF OF POLICE AND ECR COMMUNITY MEMBER GAVE A PRESENTATION ON THE FLOCK LICENSE PLATE READING CAMERA. THIS CAMERA WOULD BE LEASED AT A COST OF APPROX \$3500 PER YEAR. THEY ARE SOLAR POWERED, AND COMMUNICATION IS DONE VIA CELL SIGNAL. IT WOULD RECORD/REPORT ALL PLATES ENTERING THE SUBDIVISION. IT WOULD ALSO REPORT ANY PLATES THAT ARE ON A “HOT LIST” DIRECTLY TO THE BRANSON PD, AS WELL AS TANEY COUNTY SHERIFF IN REAL TIME (BRANSON IS ALREADY USING THEM, TANEY COUNTY WILL BE USING THEM SOON). MUCH DISCUSSION ENSUED. NO ACTION WAS TAKEN.

CAPITAL IMPROVEMENTS

TRENT REPORTED THAT NO ACTION HAS BEEN TAKEN ON THE PLAYGROUND/PICNIC/WALKING TRAIL PROJECT THAT WAS APPROVED AT THE ANNUAL MEETING LAST YEAR DUE TO A LACK OF BIDS AND A CONCERN ABOUT THE LOCATION. THE BOARD SPENT SEVERAL MONTHS LOOKING FOR CONTRACTORS AND ONLY FOUND 1 THAT WAS INTERESTED, BUT HE HAS NOT PROVIDED A BID. IN ADDITION, THE LAND BEHIND THE APPROVED LOCATION IS NOW BEING DEVELOPED. THIS LAND IS NOT INSIDE THE POA, WHICH MIGHT PRODUCE ADDITIONAL SECURITY CONCERNS.

BYLAWS/CCR REVISION

LORI REPORTED THAT THE BOARD RETAINED A NEW ATTORNEY IN 2023 DUE TO OUR OLD ONE RETIRING. THE NEW ATTORNEY HAS AGREED TO REVIEW AND UPDATE OUR CCR'S. IT IS POSSIBLE THAT THEY WILL SUGGEST A BOILER PLATE SET OF CCR'S THAT WE CAN TWEAK FOR OUR COMMUNITY. THIS SHOULD BE COMPLETED FOR \$5,000-6,000, OF WHICH APPROXIMATELY \$1600 WAS PAID IN 2023.

ANNUAL DUES REVIEW & APPROVAL

LORI REPORTED THAT THE AMOUNT REQUIRED TO FULFILL THE 2024 BUDGET WOULD BE \$220 PER LOT. THIS REPRESENTS A REDUCTION OF \$30 PER LOT. DISCUSSION ENSUED. A MOTION WAS MADE BY ROBBY TO APPROVE THE BUDGET, 2ND BY LORI. A VOTE OF THE MEMBERS PRESENT PRODUCED 30 YEA, 6 NEA, AND 46 DEVELOPER LOTS YEA. THE MOTION PASSES AND THE BUDGET IS APPROVED.

INTRODUCTION OF NEW BOARD MEMBERS

TRENT INTRODUCED THE FOLLOWING NEW BOARD MEMBERS DULY ELECTED TO SERVE:

GINGER MACKIEWICZ - PRESIDENT

JOSH FREEMAN – VICE PRESIDENT

LARRY CHRISTENSEN - SECRETARY

CINDY FRAZIER - TREASURER

OPEN TOPICS

GINGER MENTIONED THAT CHRISTMAS LIGHTS NEED TO BE TAKEN DOWN BY JANUARY 31.

THERE WAS DISCUSSION ABOUT WHERE THE NEW BOARD WILL HOLD MEETINGS IN 2024. THEY WILL EITHER MEET AT THE REC PLEX CENTER OR THE BOSTON CENTER. THERE ARE ADVANTAGES AND DISADVANTAGES TO BOTH.

MEETING ADJORNED

A MOTION WAS MADE BY ROBBY TO ADJORN, 2ND BY LORI. MEETING ADJORNED AT 7:50 PM



Location: RECPLEX



Date: 01/11/24



Time: 6:45 pm