

EMORY CREEK RANCH COMMUNITY MEETING, APRIL 15th 2024

Attendees: Ginger Mackiewicz, Josh Freeman, Larry Christensen, Cindy Frazier, Erin Hamilton

Location: Branson RecPlex

CALL TO ORDER – 6:30 GINGER

MARCH MINUTES- ERIN

Read by Erin, a motion was made by Ginger to approve the minutes, second by Josh, and unanimously approved.

Minor change- Larry made the motion on approval of the February minutes, not Ginger.

FINANCIALS – CINDY

March financials were reviewed and approved by the board. Motion by Josh, second by Erin, and unanimously approved.

Repair and maintenance to the electric box at the front entrance to cover the exposed wires.

Additional fee per month for the neighborhood lights, roughly \$10,000 per year, \$44/per household for all lights. Further discussion ensued by community members, and something to consider for years to come.

Additional Easter eggs were purchased before the event.

Courtesy notice sent to those households that had not paid their yearly POA dues stating that they were due by May. If not paid by then, interest will be applied retroactively, and further letters sent.

10 PERMITS ISSUED

Different types ranging from swing set to concrete patio.

INSTALLATION OF LICENSE PLATE READER

Installed and working well, any further questions please let the Board know. There will be a revision added to the Bylaws to explain the process for requests of camera footage by community members and law enforcement if needed.

STREETLIGHTS IN THE NEIGHBORHOOD

Being reviewed by Larry Christensen to ensure they are all working. More lights can be added as necessary, community members can contact the Board for further requests.

WATER INSTALLATION AT FRONT OF NEIGHBORHOOD ENTRANCE

This will be installed with a meter. Also getting a bit to install a spicket that can be used by the community and will be kept locked.

FIRE HYDRANTS UPDATE

One scheduled to be installed and needing 2 more locations for installation in Phase 6. The expense will come from the ECR Reserves. Ginger will look into the 'live tap' fee that has been potentially added with previous installs.

COMMITTEE UPDATES

The following committees are being updated with chairs as follows and we are needing volunteers to help. Sign-up sheets are available, and Ginger will send out an email to the community.

- Welcome Committee- Ginger Mackiewicz
- Reviewing and Updating Bylaws and Architectural Control Committee (ACC)- Josh Freeman
- Capital Improvements- Cindy & Rob Frazier
- ACC Committee- Larry Christensen
- Convents, Conditions, and Restrictions (CCR's)- Kay Afshar, Erin Hamiton, Ginger Mackiewicz

COMMUNITY COMMENTS

Statement and apology from Rick regarding an incident that recently occurred. Apology from Ginger as well regarding an email that she sent out. Reminder to all community members that CCR's do need to be followed, and communication to the Board is the best way to resolve these issues.

NEXT COMMUNITY MEETING WILL BE MONDAY MAY 20TH AT THE BRANSON RECPLEX

MOTION TO ADJOURN BY GINGER @ 7:02PM