

Emory Creek Ranch Property Owner's Association Community Meeting

Location: Branson RecPlex, Community Room A

Date: Monday, May 20th, 2024

Time: 6:30pm

Agenda

Board Member Attendees: Josh Freeman, Larry Christensen, Cindy Frazier, Erin Hamilton

Call to Order- 6:33 by Josh

I. Old Business

- a. Light Poles
 - i. They are all now numbered, so you can contact the board with these numbers to have the light repaired.
- b. Water at entrance
 - i. Contractor gave an estimate to have water lines reestablished to water the front entrance garden, and a locked spicket to be used for neighborhood events.
 - ii. Estimate is approved by the Board to proceed.
- c. Fire hydrants
 - i. One is being installed on Emory Creek Blvd, and it has been delayed due to the weather. 2 more budgeted to go in this year, and we will work with the Fire Department to get these installed.

II. New Business

- a. Brad Allbritton from Taney County Sewer District will give an update on the lift station.
 - i. Sewer tax has been very beneficial for Taney County.
 - ii. Settling tank at the end of North Woods will be upgraded. (Phase 3-4-5 WWTF)
 - iii. Phase 1 WWTF will be partially removed and decommissioned, existing holding tank will remain.
 - iv. EC1 Lift Station proposed that will connect to tank at Phase 3-4-5 WWTF. Estimated \$1.5 million project, possible completion before the end of the year. Minimal interruption to the neighborhood and roads.
 - v. Recommendation to not build a park/walking trail area in this open space.

- vi. Direct all future questions to Brad at the Taney County Sewer District, and maps are available from the Board.
- b. Well Update
 - i. The Board met with Ed from the Water Department, and the Department of Natural Resources wants a second well installed in the neighborhood due to our growing size. Possible location of Northview and it will be a well house with a fence around it. This will give us a backup if our current well fails. More information will come in the future.
- c. Board updates- Josh Freeman
 - i. Community meetings will still be informational moving forward but will occur quarterly, and minutes will be posted to the website.
 - 1. Board meetings will occur monthly, and minutes will be posted as well to the website.
 - 2. Executive sessions will occur for private meetings such as hearings, etc.
 - 3. Financials will be discussed as well. They are not posted on the website due it to being public, but you can contact the board if you would like to view these.
 - 4. Next community meeting will be in August. Then continuing on in December, April, and so on. The annual meeting will still be in January.
 - 5. Community concerns can still be brought to the board as needed and discussed at board meetings.
 - ii. Temporary revision to the notice and enforcement policy of the ECR. Permanent violations such as structural, grass, trees, disrepair, nuisance to neighbors, etc. will follow the process as written in the ACC's.
 - 1. Complaints from the community will still be investigated.
 - 2. Non-permanent violations will not be enforced at this point as the revision process is occurring.
 - iii. Acting committees will report to the Board at each meeting, see notes from Josh. Volunteers are still more than welcome. Goals of committees are to ensure that projects move forward.

III. Committee Reports

- a. Welcome Committee- nothing to report
- b. ACC
 - i. New construction permit issued.
 - ii. Recognize new members of the ACC committee, and it now consists of Wendy, Cliff, and Larry.
- c. Events

- i. 4th of July event- most things are planned out, and the fireworks donations are still needed.
 - ii. Garage Sale, June 14-16th
 - 1. Direct any questions to Jamie Roberts and Samantha Reed-Trout.
- d. CCR Revisions Committee- nothing to report
- e. ACC Rules/BOD Bylaws Revision Committee
 - i. Goal is to have the ACC rules and Bylaws drafted and sent to the Board this summer, and then to the community members by the August meeting so they can be voted on by the end of this year.
- f. Capital Improvements
 - i. Will create outline of the project to form a direction to move forward from the Board and community.

IV. Community Comments

- a. Community member reported a water tank truck hooked up to fire hydrants in neighborhood. Josh will look into the issue to ensure they are permitted.
- b. Comment from a community member that there is a bill going to the Senate that POA's can no longer deny the right of raising chickens. If this passes, this may be a topic that needs to be discussed by the Board if there is interest in raising chickens by community members.
- c. Community member concern about the height of the grass at the new house for sale at the front of the neighborhood. The ACC will follow-up on this issue.
- d. Community member concern about the location of the fire hydrant being installed. This location was selected by the water department.
- e. Community member concern about the height of grass around fire hydrants, and ACC will follow-up on this issue.
- f. Community member brought forth a notice of a public hearing in June regarding the builder, Jim Clutts. He is wanting to build a mini subdivision of 9 properties on Highpoints Ridge. Further discussion ensued.

Next Community meeting will be in August, and the Board meeting will be in June.

Motion to adjourn by Josh @7:53pm.