**Emory Creek Ranch Property Owner’s Association Board of Directors Meeting**

Location: Branson RecPlex

Date: Julu 15th, 2024

Time: 5:00pm

**Agenda**

Board Member Attendees: Josh Freeman, Larry Christensen, Cindy Frazier, Erin Hamilton, Ginger Mackiewicz, Kay Ashfer

1. **Executive Session**
   1. Violations
      1. 218 N Ridge Pl- Erin will send email to ask if project is ongoing needing trailer in yard.
      2. 136 Southwoods Way- no letter will be sent at this time.
      3. Ginger will send follow-up letters about the fence that was repainted, and the house that was repainted
   2. Finance
      1. Approved for June.
      2. Reviewed May & June Finances.
2. **Previous Minutes**
   1. June board meeting minutes approved.
3. **Old Business**
   1. Fire Hydrants- Ginger called to speak with Fire Chief and is waiting on a call back.
   2. Update utilities on website- Ginger will send a list to Josh and he will get the website updated.
4. **New Business**
   1. Well- Kay will follow-up PWD #3
   2. Registered Agent- Ginger will update with the state.
   3. Sewer Update- Kay will follow-up on recent meetings regarding sewer.
   4. Blog on POA website. Many community members have signed up, and Josh will continue to update as needed.
5. **Committee Reports** 
   1. Welcome Committee- one new home welcomed, Ginger will follow-up to make sure Cindy gets the information she needs.
   2. ACC Committee- will get some folders and hanging files for document storage
   3. Events Committee- nothing to report
   4. CCR Revisions Committee- Ginger, Kay, and Erin will begin revising. Josh will also send the PDF converted into a Word document.
   5. ACC Rules/BOD Bylaws Revision Committee- still working on
   6. Capital Improvements
      1. Handout given by Cindy to discuss possibly options of moving forward on a project using option #1 that was voted on by the community. Cindy will get pricing bids on parking lot, and gravel foot path around perimeter. Josh will check into Taney County helping out with the parking lot.