

EMORY CREEK RANCH PROPERTY OWNERS ASSOCIATION

August 31, 2020

Delayed Board Meeting using Virtual Go to Meeting

Emorycreekranchpoa@gmail.com

The meeting was called to order by Theresa Bishop at 6:30.

Board members present were Rick Ebbinghaus, Cindy Frazier, Theresa Bishop and Ginger Mackiewicz.

There were about 10 property owners on call including board members.

MINUTES: The minutes were read from July 22, 2020 meeting. As there were no corrections to be made the minutes were approved. Minutes will be posted in September.

FINANCIALS: Total income from July sewer fees was \$5,760.00. Bank of Missouri has sold several lots. As a developer we do not collect annual dues, however new owners pay prorated dues and we have collected \$117.00 in prorated dues and \$300.00 in sewer connection fees, and a fine for \$180.00, all in July. Expenses that were paid; White River Valley Electric \$1101.15, RMMC (Accounting May) \$375.00, Ozark Environmental Service \$2416.62 ,Branson's Best Lawncare (July Mowing) \$900.00, Theresa Bishop (Go To Meeting) \$19.80, U.S. Postal Service (P.O. box 1 year) \$118.00, Cindy Frasier (File Folders and Printer Paper) \$14.81, Hamburg, Lyons & Clouse, LLC (By Laws Changes) \$975.00 and Huff Asphalt & Sealing (Timberland Chip and Seal \$16,874.00. The total is \$22,794.38.

Accounts Receivable: We are actively trying to collect past due bills by rebilling and sending letters. We have collected in July from past due \$950.00 and through August we have currently collected \$2,100.00. There are still builders outstanding. Accounts receivable is \$12,000.00. The builders could take some time but, we are proactively trying collect. The builders owe about \$9,000.00 and two owners past due that amounts to \$1,800.00. We would like to contact

them and try to set up arrangements for this past due amount. Some owners past due on the sewer and that is about \$1,200.00 and six on annual dues.

We are going to work on budget for 2021 in September so we don't have a situation like we had last year.

Cindy asked for approval of financials and on bills paid. It was approved.

PERMITS: Rick Ebbinghaus reported there were 5 project permits approved. They range from new roofs, retaining walls and a screened in porch, etc. There are currently four houses currently under construction. Two for Jim Clutts and two for Wolfe Construction. All are under roof and starting finishing work.

The Welcome Committee has welcomed 6 new residents to the neighborhood in the last 3 weeks.

There is an update on the sewer plant. Ozark Environmental Services did an analysis on the sewer plant. They did air tests to see the volume of air being put into the ammonia tank. The air pumps were not running 24/7 which made the ammonia levels high as they were on a timer. The air pumps are now running all the time and it has brought the ammonia levels down. It is still out of range but OES is working by taking 6 loads of sludge to help with the levels and more later.

On another subject, we would like to encourage everyone to slow down. The kids are back in school and the buses are running. There has been a few times when people have seen cars passing the buses when their stop sign is out. Remember the speed limit is 20 in some places and 25 in other places. Please be considerate of people walking and look out for kids playing outside. We do not want to see anyone getting hurt.

Also, we would like for people to be considerate of other people's yards when walking your dog and please pick up after your dog.

We have had a couple of bear sightings, so we encourage everyone to keep their garbage cans in until garbage pickup day and do not leave food out. It only encourages them to stay around looking for food.

RANCHVIEW SUBDIVISION along Emory Creek Blvd, has a new house being built. It is 615 Emory Creek Blvd. The trees have been cleared and they have started to set up for the foundation and found out they couldn't build a slab house and are now going to put in a basement which will help with property values.

We want to make sure everyone knows that Jake Shirk our vice-president resigned on August 6, 2020. Theresa sent out an email to let everyone know and wanted to know if anyone is interested in being on the board to help out. We have a very limited number of people on the call tonight however, if any of you are interested or know of someone that would be interested please let us know. At the end of the year we will be going through the process of replacing another board member in Jake's place. Rick has stepped up to fill that position until we have a vote. This makes the directors spot open which was the position Rick had. At the end of the year there will be the Secretary position and then the Director position that will be voted on. In the bylaws it states we could have 3, 5, or 7 people on the board. It would be great if we could have 7 as it would be easier to divide up the work load that we do.

There are 2 people that have offered to be on the ACC Committee and we are speaking with them so they know what the ACC does. When we do the drive through, we document the violation on a spreadsheet and try to notify the homeowner with an email and letter and then a second letter if necessary so they can remedy the violation. We hope that when people move in they understand the CCR's and what they signed up for when moving here.

We are in the process of looking for a new attorney for the POA to help with the process of making amendments to the CCR's to clarify and make them easier to understand and just to consult with.

Our neighborhood is in good shape. Just slow down when driving.

Does anyone have any questions? If not then we will end the meeting.

Meeting adjourned at 7:15

