

EMORY CREEK PROPERTY OWNERS ASSOCIATION

December 17, 2020

Board Meeting Using Virtual GoTo Meeting

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The meeting was called to order at 6:30 by Rick Ebbinghaus, currently vice-president.

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

There were 9 people on the call including board members.

MINUTES: The minutes are from the November 30, 2020 meeting.

There were no changes to the minutes. A motion was made to approve the minutes. All members present approved the minutes.

FINANCIAL REPORT: Starting with fees received, there was a prorated association fee from a lot sold by Bank of Missouri of \$30.74, Sewer Fees of \$5,805.00 and a sewer connection fee for an existing home of \$50.00 for a total income of \$5,885.74.

Expenses paid out: White River Valley electric \$1,141.93, Taney County Recorder's Office (release of Lien 24.00), Styron & Shilling Attorneys (for retainer) \$2,500.00, RMMC \$350.00, QuickBooks Payments \$132.25, Taney Collector (taxes) \$875.25, Ozarks Environmental Services \$1,625.00, Cindy Frazier \$15.96 (office supplies), Rick Ebbinghaus (postage and envelopes), Theresa Bishop (go to meeting) \$249.06 for a total of \$7,275.95.

Everyone should have their packet with the ballot and the 2021 budget. Notes for the 2021 budget is the dues will stay the same at \$275.00 (revenue is based on 221 lot owners and 129 sewer users). Budget is based on expenses we have paid out for 2020.

The community is planning an addition of 3 new street lights and 3 new fire hydrants. Everything is accounted for in the budget.

Cindy made a motion to approve the budget. All members approved.

Theresa Bishop reported on Road and Miscellaneous items: She has talked to Denzel from Taney County Road and Bridge trying to find out about taking over Timberland Trail. He stated that there will be a meeting in January and we have a good chance they will approve taking over the road as it is the last bit of road in the subdivision and we have made improvements to the road. The county is of course is struggling because of Covid-19 and sales taxes are down making it difficult for them to take on more expense, however since we have made so many improvements on the road it will be easier for them to take over the road as the cost will be minimal.

The lawsuit against the subdivision (Courtney Allen and Chester Hunter) is still pending as they are doing meetings with zoom and only doing the most important. The lawsuit has been amended and hopefully the next time they meet it won't be as long. After the holidays they should be meeting again and our lawyer will ask for dismissal again. We will continue to give updates as we have them.

On the Sewer update. Theresa talked to Laura Grootens with the DNR to find out if there is anything new about the Taney County Sewer taking over the sewer plant. She is the one writing the legal document to send to Taney County. It is called Abatement Order on Consent. It has been through 4 layers of bureaucracy and the final person reviewed it and approved it. It was submitted to Taney County on November 24, 2020. Brad Allbritton has a copy of it and reviewed it and sent it to the legal team. They now can review it and ask questions or make changes or sign it and accept it. The next step will be sitting down with the board and signing the paperwork for the land and the sewer. This is only the main sewer that will be taken over, the one that is in use now and not the none working sewer. The county does want the none working sewer and we will work things out after the working sewer is

taken over. We need to find out how much land they need for working at the none working sewer and we would keep some of the land for green space.

Just so everyone knows Theresa has sold her house and will be signing papers the beginning of January 2021 so, she will be leaving the board. She will turn in her resignation after the house is closed on. Rick being Vice-President will then become President. Cindy will remain Treasurer, Ginger has volunteered to move up to Vice-President. Theresa stated we need more people to volunteer to help out and spread out the duties so there isn't so much on the people presently on the board.

The ballots are out and hopefully everyone will take the time to vote. Brad Salemie has stepped up to be on the ballot, we thank him for that. As he was the only one on the ballot instead of putting vote for one, we put a yes or no on the ballot because he is the only person running. Last time there was 5 people running and 4 positions open so there were choices. We wanted to be fair and so we put yes or no so there was a choice. If we still need people, the board is able to appoint someone to fill a vacancy.

Rick wanted to thank Theresa for all her help with the board. We have made a lot of accomplishments this past 2 years and we are happy to have worked with you. It is not easy being on the board, sometimes when we make a decision some people may have their feelings hurt, but we are here to work as a board for the betterment of the community and keep the property values up.

Also, we would like to thank Robby Roberts and Bob Franklin for all their help with the sewer plant and working with Ozarks Environmental Services for several years. The sewer plant has been turned over to OES for them to work solely on it to give relief for them not to have that responsibility.

Rick stated that we need to get the ballots in by December 21, 2020. This a way for everyone to have a voice in the community. Also, the old

water tower is gone. Public Water removed it this week and it helps to improve the appearance of the entrance.

Going on to the Welcome Committee, we welcomed 4 new residents to the community this past month. A welcome packet is given to the residents and Rick does this in person. It would be great if we could get a couple more people to help with this, giving them the CCR's, get their information and (sewer application and information with email) let them know they can get ahold of us if they have questions. We have a sheet of paper listing the board members and contacts for Taney County.

We would like to thank Jen Schaar and Darrell Brown for helping with the lights at the entrance to the subdivision. It looks terrific as you come into the subdivision.

Information on the ACC committee which includes Rick, Larry Christianson and Roy Kundel. There was a garage permit approved. We are trying to talk to everyone and keep up with all the new builds and residents putting up new fences and making improvements on old fences and improvements and repairs in general. Don't forget that permits are needed for any repairs on the outside of your home. We need to follow the CCR's. We do not want to bend the rules as this can get out of hand then we have problems within the community.

Member Comments: Since Clayton Bates is leaving the community, do we have anyone taking over the community Face Book page? Clayton has reached out to community to see if anyone has computer skills to take over the page. The Face Book page is only for the community otherwise too much can happen with people out of the community making comments.

We are still planning on having the Annual meeting at the Boston Center January 11, 2021 at 6:30. Depending on Covid-19 we may have to break up the meeting into 2 meetings.

Meeting adjourned at 7:30