

EMORY CREEK RANCH COMMUNITY MEETING

Location: Branson RecPlex
Date: November 21, 2022
Time: 6:30 PM
Facilitator: Ginger Mackiewicz, Trent Fears, Cindy Frazier, Jen Schaar, Bradley Salemie

Agenda Items

1. Call meeting to order-- Ginger
2. Jen read and reviewed October Minutes-- APPROVED
3. Cindy read and reviewed the financials-- APPROVED
4. Permits and new builds reviewed by Rick Ebbinghaus
 - a. 3 active builds in the neighborhood
 - i) All on Timberland
 - b. Highpoints
 - i) Jim Clutts wants to build on the properties he owns at the top of Highpoints. He is very interested in becoming a part of the POA as well.
 - (1) Question was asked if he wants to build the homes any way he wishes THEN become part of the POA or build under the CCR guidelines.
 - (2) Small discussion regarding the guidelines
5. Welcome Committee
 - a. Rick welcomed the Blues on Southview and the Campbells on EC Blvd
6. Violations
 - a. Wendy discussed the violations
 - i) Common violations are trash cans and parking on the grass
7. Street Parking
 - a. The question was asked since the CCRs state that all cars must be in the driveway.
 - b. Ginger reached out to Denzil Brown from Taney Co. Road & Bridge as the county now has possession of our roads.

- c. Denzil replied that “as long as the cars park with the flow of traffic and do not inhibit emergency vehicles, it is ok with the county. However, if cars are parking on both sides of the street make it difficult to plow without risking damage to autos, our snow plows will not plow those areas. It is also unlawful to park where signage indicates ‘no parking.’”

8. Fire Hydrants

- a. Two hydrants were installed this year
- b. The third location cannot be installed on Southwoods Way due to the installation of the original electric
- c. Suggestions of locations for the 3rd location would be appreciated

9. Ballots/Budget Mailings

- a. Ballots for Capital Improvements/Board Member voting and the 2023 Budget packets will be mailed by the end of November.
- b. Having a printer do it for us.
- c. Can mail in the ballot or vote at the Annual Meeting.

10. No meeting in December due to ballot counting for Board Members

- a. Ginger asked for volunteers to assist in counting ballots for board members

11. Community Questions/Comments

- a. Question proposed regarding posting ‘no trespassing’ or ‘not liable’ signage on our common grounds throughout the community
 - i) From an insurance prospective, it makes no difference whether a sign is there or not from a liability standpoint.
 - b. A request for the County to come back and clean up the extra gravel
- i) Ginger stated that the road dept stated that their equipment was down
 - c. Question was asked regarding unoccupied properties in Phase 6—they have trees that are down from weather. Since they are not maintained, seems like there are trails being cut with side by sides, 4 wheelers, etc. Owner seemed to remember when the bank owned the properties they were kept up and brush hogged.
- i) Conversation around how to handle due to the owner’s wishes as well as the developer owning said properties.
- ii) Ginger stated she would reach out to the developer

12. Motion to Adjourn - APPROVED