

EMORY CREEK RANCH 2022 ANNUAL MEETING

Location: RecPlex Community Room
Date: Thursday, January 13, 2022
Time: 6:30pm
Facilitator: Ginger Mackiewicz, Trent Fears, Cindy Frazier, Jen Schaar, Bradley Salemie, Lori Conner

Agenda Items

1. Established a quorum of 15% of total lots for voting
 - a. 43 total lots represented
2. Newly elected board members introduced:
 - a. Trent, Jen, and Lori
3. 2021 Board in Review:
 - a. Board Members:
 - i) Bradley Salemie was elected January 2021 for a 3 year term
 - ii) Jen Schaar was appointed as Secretary, Trent Fears & Lori Conner were appointed as directors
 - iii) Rick Ebbinghaus resigned as President on July 13th, 2021 and Ginger Mackiewicz was appointed President
 - b. Accomplishments:
 - i) All of the accomplishments were in part to the work and the successes from prior boards and we would like to genuinely thank them for the work they have done.
 - ii) 3 Fire Hydrants were installed
 - iii) 3 New Street Lights installed
 - iv) SuddenLink completed their new network to provide internet into our community (except Timberland Trail)
 - v) Sewer Plant was taken over by Taney County which takes all the responsibility off the community
 - vi) Front Entrance Sign was refurbished and completed
 - vii) CCRs were updated for Dwelling Size, Swimming Pools, and Solar Panels

viii) Established Events and Planning Team and kicked off some great events in the community

4. Capital Improvements

a. Bradley Salemie reviewed the past discussions regarding capital improvements within the community

i) Mentioned that the previous and current boards had accomplished big things like getting the roads and sewer taken over by the county. With that being said, now there is a chunk of money that was previously allocated to take care of roads and the sewer. To remain a non-profit POA, we can't have a chunk of money in an account that is not dedicated to something, otherwise when it comes to showing that on our taxes, we will lose our non-profit status.

ii) The board reallocated the money to be set aside for Capital Improvements, essentially amenities. We have never been able to even talk about having nicer things.

iii) With the money reallocated there, we had to state what the intent is, instead of just stating that it's for Capital Improvements.

(1) In case we were audited, the board took a few steps to show intent and purpose—the survey was completed up front. Does not mean that there is anything going up front, however in a good faith gesture for tax purposes. We are planning to at least do “something”.

(2) Jen sent out an email for a “Call to Action” with zero response from the community. As a board, we came up with a few ideas that were just ‘dream’ ideas—included a club house, a parking, a pavilion, some playgrounds, a spot for a swimming pool. Again, dreaming up ideas. This was July/August-November discussions.

(3) We know we want to do something to increase or maintain our property values. Now we have the ability to do that.

(4) In order to do “something”, we knew there needed to be a slight increase in the dues since these projects will cost money. An additional \$25 a year to financially plan for the future without doing a special assessment right away.

(5) Bradley proposed a motion to vote if the community wants amenities—there was a second to proceed.

(a) Ginger moderated the vote

(i) Does the community want amenities?

1. 32 Votes Yes; 11 Voted No

(6) Bradley discussed the \$25 increase of the dues. The board can raise the dues up to 10% without the vote of the people for maintenance and caretaking of what exists now.

(a) Historically, the board has already be working on capital improvements, albeit small, like fire hydrants, streetlights, etc. They have been considered line items in the budgets. Otherwise, special meetings must be held.

(7) Community Discussion

(a) Proposed idea to address the bylaws for meetings post Covid

(8) Bradley proposed a vote to accept the budget as is (\$25 increase)?

(a) 19 Votes Yes; 23 Votes No

(9) Motion to accept the budget without the \$25 increase– \$275 a year?

(a) Majority Yes; 2 Votes No

(b) Motion passes as \$275/year

(10) Discussion around changing the minimum budget to operate

5. Communication

a. Best way to communicate with the board is via email and coming to a meeting—if emails are not being received, please reach out to Jen or to the email inbox

6. Motion to adjourn – Adjourned