

MONDAY FEBRUARY 17, 2020

EMORY CREEK PROPERTY OWNERS ASSOCIATION

REGULAR BOARD MEETING

Boston Center Community Building

7829 State Hwy. 248, Branson, Mo.

Emorycreekbranchpoa@gmail.com

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

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

There were 16 members present for the meeting.

Theresa stated that board members are working hard. Each board member has volunteered up to 40 hours apiece since our last meeting in January. The Board is currently performing ACC duties to learn what is entailed on this committee. As new board members taking over it is like getting a big puzzle without a picture on it. Many pieces of information are here but we must find it, learn it, put it together, and develop a consistent process for ourselves and future board volunteers.

Jake Shirk gave a story about when he first started out as a new officer wanting to impress his senior officer. A call came in and he took off driving fast passing cars and running red lights. His senior officer asked him where he was going and he said he didn't know. This is how he learned you need a plan and know where you are going. This is what we are trying to do as a board. We want to have a plan and know where we are going as we go forward make our community strong. Jake is putting together a vender list of all the vendors we deal with. Also, a list of people that have violations so we can make contact with them to help and inform them about what needs to be done to correct them. We need to track them and know when they have been corrected. There is currently a newsletter we put together to help inform residents about what is going on.

Minutes from the annual meeting and the regular meeting from January 13, 2020 were read to members present by Ginger Mackiewicz. Minutes were approved.

Cindy Frazier handed out financial statements. Cindy thanked Robby Roberts for all the help to train her to take of as treasurer. Most expenses this month are the for sewer system. Bills paid for the month were reviewed: White River Electric, the Accounting Firm, Ozark Environmental, Active Screening (to do back ground checks for new board members) and ZanesCAPES (for salting Timberland Trail, because of ice.

Accounts receivable is where Cindy is spending the most time to ensure we are collecting annual dues and sewer payments. Cindy has been working with RMMC to account for who owes. There are 215 lot owners that pay dues, from that are 128 sewer users. Only 62 percent of lot owners have paid dues at this time. There are 2 home owners that reported that payments were not received and stop payments were made. It is being addressed with RMMC as the payments were mailed directly to them.

The board is going to enforce the bylaws/CCR policy in place for collecting payments, including interest, late fees, and possible liens where applicable. This has been done in the past and we plan to get up to date and be consistent with all property owners. Everyone needs to pay their fair share as it is not fair to those who pay and stay current. We will be letting everyone know by email and mail the late fee process, as it is going to be followed going forward. It's important for everyone to be current. If there a lot of outstanding annual dues and sewer payments it makes it hard to plan for a budget for the next year.

There was a motion to approve the financial statement, it was seconded and approved.

Rick Ebbinghaus comments: Rick spent a whole day tracking down companies to get bids from. We have a contract with Zanescapes for salting and plowing Timberland Trail, it was the best bid we could get. As of this date they have salted 2 times at a cost of \$295.00 per time and a total of \$590.00.

We have 6 bids for mowing which ranged from \$6,000.00 to \$15,000.00 annually. There are a few questions to ask the contractors and confirmation of insurance needed before a decision is made and contract signed.

In January, Rick, Theresa and Jeff Bishop met with Taney County Road and Bridge to see what is necessary for the county to take over the road. Rick has been in contact with 2 asphalt repair companies, Huff Asphalt and Advance Asphalt for repairs to Timberland. Taney county suggested this in order to hinder further deterioration until Taney County takes over the road.

Sewer plant maintenance was discussed. Rick, Bob Franklin and Brad Salomi went to the sewer plant to see what is going on with the air blower. There are repairs to be made for that, a capacitor needs to be ordered and Brad will take care of that repair. There will be high costs for repairs made this month and possibly next month. The ammonia levels are rising because blower motor is not running. It needs a ballast, pressure valve, back flow fitting and repair leak on one connection. We are trying to keep repair costs below \$1000.00. It will be about 2 weeks before repair parts come in. Our operator OES will be servicing the tank for cleaning. T3000 new bile balls have been ordered, to help manage the ammonia count.

We are still working closely with Taney County and DNR for the county to take over the sewer system for our subdivision. There are forms for the DNR to be filled out from Brand Allbritton, Taney County Sewer. Hopefully by the end of March the board will be meeting with Taney County Sewer to discuss the next steps to be taken along with our sewer road responsibility and the nonworking sewer plant in phase one.

There was a water leak from a break on one of the properties located on North Point because of freezing and thawing, that a resident spotted when walking. About 15,000 gallons of water a day was lost. Don't hesitate to call when you see something like this as it should be taken care of immediately.

When Theresa was walking, she spotted nails that probably had fallen off a truck at the entrance. She called Rick and he came with a magnet and picked them up. IF YOU SEE SOMETHING SAY SOMETHING. We are here to respond to things like that.

We are looking for volunteers to help with Spring Clean Up, picking up trash along the road way. It helps with the mowing to keep mowers from chopping up paper.

Theresa shared update about road (Timberland). We are getting closer to petition for the County to take over Timberland. Good news is they will take over the road as is. However, the longer we wait to do something the more the road will deteriorate. Rick is working on bids, once we get the bids and we can work within our budget with the money that you approved for the road, we will patch and fix as much as feasible. Timberland Road is a class 5 road per Taney County, as it has about 25 average daily traffic traveling on the road. We plan to begin getting signatures for petition so the county can take over the road. Goal is to have them by the end of March. The residents must live in Jasper Township. Must also be a registered voter. County already has right of way and the roundabout is already there. Needs to be turned in by end of March or early April however we are waiting for the third family to move in and record as legal address. Taney County meets in August to review all petitions, they audit the petition to make sure owners are on record and that every signature is a registered voter. If accepted in October there will have to be a survey done which we have to pay for, to make sure it is properly platted. There is a small fee of \$3.00 to file the petition. If they don't accept the road then we can resubmit in 6 months. If accepted it may be into 2021 when repair and maintenance can begin.

Denzil Brown with Taney County Road and Bridge Department asked Rick and Theresa to let builders that the stone mailboxes must be set back 2 feet from road. Also requests that rocks on edge of road must be moved back 2 to 3 feet. That is not actually your land it is part of the right of way. The county has a right to move them back for you or just remove them period. If they damage one of the blades or any of the equipment the homeowner is responsible for the repairs and they will seek retribution. They have no responsibility to repair a pillar mailbox if they should hit or damage it. Our subdivision is grandfathered in for the pillar mailboxes.

Up date on the Allen case. Our attorney issued by our insurer has asked for a dismissal. The hearing is on March 26 at Taney County Court House.

Also, the POA and board have been served a summons from Nick and Ashley Rokahr, our attorney will be receiving the summons on our behalf. This is just in the beginning process.

Tim and Tracey Douthard on Timberland had their storage shed broken into the beginning of February. They lost all their tools. The robbers put their own lock on the storage shed. They have security cameras installed.

Ginger had comments about minutes. She is going to try to have drafted minutes put on website until formally approved. Any corrections can be made then the approved minutes will be put on website. We will check with our legal council to ensure we can do this.

Randy Collier had comments about voting precinct being changed. The church off F highway lost the contract. Jasper township will be split into two voting places. It is being changed in August possibly the Rex Plex.

The first newsletter has been sent out. An owner requested a plea to neighbors to slow down and not speed. Especially as we go into spring and summer. Many kids will be our playing and neighbors walking.

Meeting adjourned at 7:32.