

Monday January 13, 2020

Emory Creek Property Owners Association

Regular Board Meeting 6:30

Boston Center Community Building

7829 State Hwy 248, Branson, Mo. 65616

Meeting called to order by **Theresa** Bishop the new President.

Minutes reviewed from the last meeting November 2019 and were approved.

#### Old Business

Lighting contestant winners are Rick Ebbinghaus and Shoji Tabuchi.

Board members; Randy Collier, Theresa Bishop, and ACC; Rick Ebbinghaus, Ginger Mackiewicz, and Bob Franklin attended meeting with the Taney County Sewer Department in November 2019. Taney county representative states there are still papers to be signed with the Department of Natural Resources and other legal papers. There are 42 other communities that are waiting to be included with Taney County Sewer. A resident on South Woods Way was wondering if a lift station will be added to help with the problems with the sewer problems we are having on that street. We are waiting to see what Taney County will do. Bob Franklin offered be a contact for the board Taney County, and help with the sewer plant, his offer was accepted.

Financial report was reviewed, motion made to approve, all approved.

Rundown of events in November and December 2019. November 18, Jake Ward resigned. Rodney Collier turned over all duties to Theresa Bishop in October and resigned effective December 31, 2019. Tim Butler finished his term ending December 31.

There is one lawsuit in preliminary stage and as we have more information about it we will share what information we can as it becomes available.

The second one as many of you know, Cortney Allen and Mrs. Allen's father, Chester Hunter, has filed suit against the POA concerning temporary repairs that it performed earlier this year on Timberland Trail. Specifically, the Allen's and Mr. Hunter took issue with the POA using gravel to fill in the post holes on Timberland Trail as a temporary repair to the road to minimize ongoing damage to the road during the winter until next spring while minimizing the cost to the POA for the temporary repair.

Shortly after the temporary repairs were completed, Joe Allen voiced objections to Jake Ward concerning the use of gravel and demanded that the gravel be removed. Jake immediately rented a street sweeper and removed gravel from the road.

After this lawsuit was filed, the board asked its insurer, Auto Owners to defend it and Rick Ebbinghaus under the policy of insurance it issued to the POA. Auto Owners, agreed to provide a defense to the POA and Rick Ebbinghaus, at its expense.

This lawsuit is still in a very preliminary stage. As such, the board does not plan to make any additional comments at this time concerning the lawsuit. However, I will note that I have been working closely with the attorney that Auto Owners retained to defend the board, and both I and the attorney defending the POA will work to get the new board members up to speed on this lawsuit as quickly as possible.

### New Business

The new development at the front entrance is being developed by Life Style Construction. A five-acre lot platted for a single family home, the remaining acreage it is not yet platted. Board members will continue to monitor the progress and report any changes at our monthly meetings. The water tower is capable of handling the extra homes being built.

The board will act as Architectural Control Committee for a period of 6 months to learn what the Committee does and use this time to identify three volunteers. A drive through was done on January 10, 2020. Violation letters and letter to help

members take care of potential problems with their house will be mailed out in February. These issues need better weather to be addressed and spring will be our goal to have them addressed. For example, the issues we are seeing is mold on the North side of houses and deteriorating fences.

After the six month period there, the board desires a committee assigned. Need volunteers to consider donating their time help with that. Last year there were 6 new home permits and 7 finished and moved in. One was from 2018. There were 31 projects permits, 44 TaneyNet permits and 6 repeaters installed.

The board will partner with Welcome Committee in effort to welcome new property owners, introduce the board and our role, as well as to explain the bylaws/ccr's . The board needs volunteers to help with welcoming new residents to the neighborhood.

We are working on getting a newsletter together to keep people informed about what is going on in the neighborhood. It also would be nice to have a directory of members we could call in emergency situations.

We are currently working with a builder contractor to get a fire hydrant installed in phase 6.

Meeting adjourned 8:45