

EMORY CREEK RANCH POA/BOARD MEETING MINUTES

Location: Branson Rec Plex
Date: Thursday January 14th, 2021
Time: 6:30p
Board Members Present: Rick Ebbinghaus, Cindy Frazier, Ginger Mackiewicz, Jen Schaar, Brad Salamie
Total Attendees: 9 virtual in attendance
10 in-person in attendance
5 board members (1 virtual) in attendance

Agenda Items

1. Introduction:
 1. Rick Ebbinghaus introduced himself as new President for 2 years
 2. Brad Salamie voted in as New Direction for 3 years
 3. Ginger Mackiewicz requested in as Vice President for 1 year
 4. Jen Schaar volunteered and voted in as secretary for 1 year
 - i) Planning on building board up to 7 people with interested parties
 - ii) Board members are able to choose to fill vacancies
 - iii) New Welcome Committee Member- Robert Antesek
(1) 18 new families since May 1st
 - iv) New ACC Members
(1) Roy Kundell/Larry Christianson/Rick Ebbinghaus still active as chairman
2. Minutes Reviewed by Ginger from previous meeting- Minutes approved
3. Old Business
 1. Lawsuit against Rick and the board is still ongoing and no new update
 2. OES still is the Sewer Plant Maintenance Contractor
 - A. Nov/Dec in compliance with ammonia levels

- B. Have had to do extra pumping in the recirculation tanks
 - A. Pumped 4 loads of sludge out of the recirculation tanks
 - B. Taney Co. did receive the AOC from the DNR
 - 1. Up to Taney Co. legal team to take the deal or made amendments
- 3. Sewer System Update
 - A. 5th level of the DNR and Taney Co. did receive the AOC
- 4. Building the board up to 7 members
 - A. There is room for volunteers in our community to stand up and help
 - A. Committee member, director, or just simply helping a neighbor in need
- 4. Treasury Report- Motion Approved
 - 1. December Exception
 - A. Income for the month was \$5870.78
 - B. Expenses: \$7613
 - A. Snow Removal: \$590
 - B. Electric: \$823.93
 - C. Accounting: \$350
 - D. Meeting Rent: \$60
 - E. Office/Postage: \$232.68
 - F. Quickbooks: \$116.89
 - G. Sewer: \$3738
 - C. Accounts Receivable: \$7019—better than it has been
 - 2. Contacted Attorney for Collections—a few builders and homeowners
 - A. Making progress with payments
 - 3. Budget-- Approved
 - A. Leaving the dues the same
 - B. Additions:
 - A. Fire hydrants
 - B. New Lights
- 5. 2020 Year in Review
 - 1. Theresa Bishop was thanked and she said a few words to encourage neighborhood volunteering and contribution
 - 2. Accomplishments
 - A. Welcomed 18 new families into the community
 - B. Had a great turn out for 4th of July—looking for someone to take the lead on working on this again for July 4th 2021
 - C. July- Board adopted a new solar policy and above ground pool policy
 - A. Voted on and approved by the homeowners
 - B. 2 new installations on Southwoods

1. Board, homeowners, and Solar companies agreed on
 2. Always go through the permit process
- D. Constant flow of new builds
- A. Jim/Shirley Clutts were noted for coming to the meeting

6. New Business Updates

1. ACC

- A. Board had gotten involved on the ACC as there were concerns in the community
 1. Much progress was made as there were many resolved violations
 2. We're all responsible for upholding the CCRs in our community
- B. Full chip and seal on Timberland completed and double in the cul-de-sac
- C. Neighborhood is a highly sought after area and retention of value is important
- D. Two new ACC Members

2. Timberland is officially a county road now and has been turned over to Taney County

- A. "We're out of the road business"
- B. Any new homes being built in Emory Creek has to have a driveway permit from Taney County
 1. They will come out and inspect before poured
 2. They will determine if you need a culvert
 - a. Timberland especially
 - i. County will clean out the ditches this year
 3. They do have problems with landscaping/rocks/boulders too close to the road
 - a. Taney Co. will be communicating with the homeowners if there is landscaping that they want done—Emory Creek will not be involved.

3. Suddenlink

- A. Suddenlink wants to meet with the board to get expectations so they can begin to dig to install internet into the community
 1. Let the board meet with them and the board will be the contact
 - a. Do not contact Suddenlink for service yet—board will get the info to the neighborhood
 - b. It is the expectation that Suddenlink will repair any digging or damage
 - c. Board will not guarantee what the service will be—that is between Suddenlink and the homeowner

2. Fiberoptic network, service 200 homes, 2 hubs—will not service Timberland yet as there are not enough homes

a. If we pushed for Timberland, it would scrub the whole deal

i. Will they put a connection point at the end of Timberland when more homes are built on that road

3. No timeline yet

7. Open Questions/Open Forum

A. From Rick's experience, the Suddenlink's project will take several months

A. Will push that every lot will have connection options

B. Brad Salamie suggested that connection points be near utility boxes on lot lines

C. Question was asked about tv connection and bundling

B. Ginger announced that meeting should be 2/15 depending upon COVID

8. Meeting Adjourned
