

EMORY CREEK RANCH PROPERTY OWNERS ASSOCIATION

JULY 22, 2020

DELAYED BOARD MEETING DUE TO COVID-19

USING VIRTUAL GO TO MEETING

Emorycreekranchpoa@gmail.com

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

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

There were about 24 property owners on the call including board members.

MINUTES: The minutes from June 29, 2020 were read. As there were no corrections to be made the minutes were approved. The minutes will be posted on the website July 23, 2020.

FINANCIALS: Total income from sewer fees was \$5,760.00. Expenses were: Branson's Best Lawn Care \$900.00, Cindy Frazier \$375.00 (reimbursed for annual fee to Quick Books), Ozark Environmental Services \$1,880.54, Quick Books payments \$123.39, RMMC \$400.00, Robby Roberts \$8.00 (labels), Theresa Bishop \$144.27 (go to meeting, postage and envelopes for vote) and White River Valley Electric Cooperative \$1005.15 for a total of \$4,886.35

There is a builder that has not paid the yearly assessment fee. We will be putting liens on his property.

Cindy gave a mid-year review of the budget vs actual spent.

Anyone interested in seeing the financials please email the Emory Creek Ranch email and we will mail you all the information.

Cindy made a motion to approve the financials and all board members approved.

DRIVE THROUGH AND VIOLATIONS: Jake Shirk reported, looking back at the notes we started out with about 56 separate residences that had violations. We did a drive thru on the 21st of July and there were 48 residences that had violations and 12 of them are new, 36 of the old ones that we still need to work with. 12 violations are complete, 3 in progress. Majority of them center around staining decks and fences. The only thing we look at is only what we see from the street. We are giving everyone until July 31, 2020 to fix the violation. Now we are reaching out by phone or in person to find out their plans to complete the project.

We are working on welcome packets for new residences and hope to have it on our website soon. We want to reach out to all new people and make them welcome to the community.

PERMITS: Rick Ebbinghaus reported Timberland Road was chip and sealed and the caul-de-sac was chip and sealed with a double layer of chip and seal. This project is complete and was a major accomplishment. Now we need to get Taney County to take over the road. Also, the county patched several areas on Emory Creek Blvd. in phase 6.

There were a couple of water of water leaks, one was on Highpoints which had been leaking for about a month and was on the list to be repaired. Another one was on Timberland and the residents had lost water pressure. A pressure valve was replaced.

There are several new houses being built. Wolfe residential has 2 houses being built. Jim Clutts is building 2 houses. All of these houses are on Emory Creek Blvd. in phase 6. Another house was built by Guillium construction on Emory Creek Blvd. in phase 1 and the people have moved in.

Sewer report: The ammonia level is still high. They are going to run the fans longer to try to bring down the ammonia levels.

Ranch View Subdivision: There are 6 houses to be built on Emory Creek Blvd. and a road to be made along the water tower to accommodate 4 other houses. Built Rite is building the first house and will be about 1700 square feet with a 3 car garage.

Rick thanked everyone that helped with the garage sale. It was a great success, there were around 20 houses that participated.

Rick also thanked Jeff Bishop for the fireworks on the 4th of July. It was a great event and there were lots of residences that came to watch them. Also want to thank Cindy and Bob Frazier for cleaning up the next day.

Theresa Bishop reported that the vote we had for the solar panels and the above ground pool passed. The vote for the solar panels was 48 for and 17 against. The vote for the above ground pool was 45 for and 20 against. We had good response for the voting more than we usually have. This decision will make it easier for the present board members and future board members to be able to make decisions about the location of the solar panels and also the above ground pools.

We are continuing to look at the CCR's to improve them and clarify them as to many things are left to interpretation, so we will be working on them.

The next thing we would like to bring to a vote is delivery and notification. Mailing out ballots by the US Post Office, costs money, so we would like to make changes to have ballots emailed as this is the new way to communicate. Those that do not have email have the opportunity to opt out. We will be looking to update section 10.7.

We also want to look at 5.18 which is fencing. The requirement is for fencing to be 6 foot tall. We would like to provide homeowners with additional choices. There is flat fencing, shadow box (like we presently have) horizontal fencing, wrought iron, and composite wood fencing. We would like to add vinyl fencing and open fencing for the back of the yard.

The third thing we want to work on is section 5.16, the dwelling size. It is a long paragraph, however the section we want to focus on is the square footage. Currently phases 1 – 4 requires 1600 square feet, phase 5A and B 1200 square feet, phase 6 requires 1800 square feet. The problem with the CCR's is new people wanting to build are interpreting it. The CCR's state that no permanent residence shall contain less than 1200 square feet, 1600 square feet and 1800 square feet of heated and cooled living space. Most people have done just that

but some people coming into the subdivision want to build smaller homes, like in phase 6 they are wanting to build 1600 square feet. When they want to do that those that have more than 1800 square feet it drags down the value of the property. We want to have the CCR's to state on the main level not including the garage. It will give clarity to prospective home owners and builders and won't be left to interpretation.

Next is section 5.1 says for garages it says to hold 2 motorized vehicles. That could be interpreted to mean 1 single car garage to hold to very small cars or 1 car and a 4 wheeler. Want to include minimum measures for oversized garage door that holds 2 full size cars or 2 single garage doors with specific measurements as to what we want.

These should be an easy fix. What we need to do is write up what we want to shorten up the time and the cost of money for the lawyer to get this done. Then we send it to him to review and approve for legality.

The pool and solar are finished and after the lawyer write's the amendment as we voted on them, we will file the amendments with Taney County.

We would like to put out a directory for the neighborhood. It would help to communicate with neighbors in time of emergency or just to let a neighbor know that you are going out of town and could keep an eye on your house. You could opt out if you so desire. It would be private just for our subdivision.

There is not an update on the legal matter for Courtney Allen and Chester Hunter on the lawsuit against the POA at this time. When we have an update, we will let you know.

How is the virtual meeting space working for everyone? Do you like it or would rather go back to the Boston Center or the Rex Plex?

A member asked a question about half way houses being entered into the neighborhood. Is there anything in the CCR's that would prevent that from happening in our subdivision? Our CCR's specifically state that we only have single family homes. In Colorado it was considered as a disability issue and could

not be stopped from coming in. We should check what Missouri considers on this. Our CCR's section 5.1 specifically states the home shall be only for single family dwellings.

No other comments. Meeting Adjourned at 7:32