

EMORY CREEK RANCH PROPERTY OWNERS ASSOCIATION

JUNE 29, 2020

DELAYED BOARD MEETING DUE TO COVID-19

USING VIRTUAL GO TO MEETING

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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 May 25, 2020 were read. There was one correction to make. Capitol Improvements was added to the sentence when talking about Timberland Road repair. The by laws and CCR's allow the board to use additional funds for Capitol Improvements. The additional funds were used to chip and seal Timberland Road for an additional total of \$13,574.00. All members of the board agreed to the change in wording and the minutes were approved.

FINANCIALS: Total income from the sewer fees was \$5,760.00. Expenses were Branson Best Lawn care \$900.00, Huff Asphalt \$6,700.00, Ozarks Environmental Services \$3,948.03, Quick Books \$132.90, Rick Ebbinghaus \$74.31 (parts for repairs for the sewer plant), RMMC \$350.00, Theresa Bishop \$19.80 (Go To Meeting) and \$52.00 (recording fee), Robby Roberts \$8.00 (labels for mailing), and White River Electric \$1139.15 for a total of \$13,316.19

There are still some owners and builders that have not paid annual dues. Everyone seems to be working hard to get their accounts caught up. The total outstanding is \$13,493.96, which is mainly builders. Cindy made a motion to approve the financial statement. All board members approved.

DRIVE THRU AND VIOLATIONS: Jake Shirk dropped out of conversation and couldn't get back in. He will give the June report with the July report at the next meeting.

PERMITS: Rick Ebbinghaus reported that 7 project permits were applied for. They ranged from staining decks, new garage door, installing privacy fences, new patio etc.

There were 2 permits asking for solar panels. Theresa Bishop, Rick Ebbinghaus and Ginger Mackiewicz met with the home owner and the solar company to discuss placement. It was determined that all solar panels would fit on the back of the house and the project permit was approved. The 2nd solar permit is pending waiting a meeting with the home owner and the solar company.

The new subdivision along Emory Creek is called Ranch View and is Owned by Lifestyle. We received a permit from the builder Built Right Construction to build a house along Emory Creek Subdivision however it is not in Emory Creek Subdivision. Theresa and Rick had a conversation with the builder about the concerns of the owners of our subdivision and he understands. Requested they keep the area picked up from trash and to provide a gravel approach right away to keep dirt and mud down.

Rick called Taney County Road and Bridge and they came out and asphalted parts of the road on Emory Creek Blvd., in phase 6 from Timberland down to the end of the road as it was getting bad.

- As to Ranch View subdivision the new house that is being built is at 700 Emory Creek Blvd. It will be 1800 square ft. and will have some brick on the front.

SEWER REPORT: Bob Franklin reported that he talked with Brad Allbritton from Taney County sewer. Brad is still working on getting paper work processed with Dept. of Natural Resources so the county can take over the sewer.

Bob put a new lock on the chain at the old sewer plant. It appeared that someone had cut the lock and broke in. It is secure again. The road is also being maintained by cutting the weeds and grass and the caul de sac has also been cut.

Nothing new to report on the existing plant. Bob and Rick Ebbinghaus got the bile balls back in place. The pumps are working and the ammonia levels came down. In April, the ammonia level was 4.6 and in May it was at 2.7 so that is a great decrease in the levels.

Ginger Mackiewicz talked with Laura Grootens from the DNR and she said our plant has been put on hold for a while because of some emergencies and health issues. She hopes all is completed by the end of the year.

- Theresa Bishop commented that the sewer is the next big focus after we get through this pool and solar vote.
- We hope to have a conversation with the DNR about when the paperwork might be completed. We also need to have the land surveyed, to know how much space the County needs to work there. And keep as much green space as possible for our community.
- Timberland trail is scheduled to be fixed with the chip and seal. July 9<sup>th</sup> and 10<sup>th</sup> is scheduled for that work.

Theresa Bishop discuss about putting a mail box at the entrance to Emory Creek. It would save money as far as the rental for the P.O. Box and mileage reimbursement. The annual fee for the mail box is \$120.00 a year. Mileage to check the mailbox is .57 cents a mile, times the 20 miles round trip and times 52 weeks would be \$592.80 per year, a total of \$712.80. To have the mailbox built with a locking mailbox at the entrance would cost around \$700.00 and would pay for itself in 1 year. We have \$1000.00 budgeted for the entrance. Theresa Bishop made a motion to spend the money allocated for the entrance, to

have the mailbox built, and placed at the entrance. Rick Ebbinghaus, Cindy Frazier and Ginger Mackiewicz all approved the motion. The motion was passed. The sign at the front has some issues, however we have secured it, and it seems to be working fine.

We check the mailbox at least once a week. The board requests everyone to send their sewer payments directly to RMMC. The PO Box is checked about once a week and then we forward your payment by mail to RMMC for additional postage, which adds to the cost of the postage budget and takes it longer for payments to be posted to the accounts.

MEMBER COMMENTS: One member commented that he wants to do anything to save money. So, he is for saving money for the mailbox.

The board sent the voting information and proposals for solar and above ground pools. Property owners raised questions and concerns about fences for the pool and placement for solar panels. There were questions about what a permanent above ground pool is. It is just not an inflatable pool. An above ground pool has structure with metal sides and support braces.

The actual solar proposals and voting process received feedback and suggestions for restrictions and the ballots itself.

There was concern about people that wanted to have solar on the south side of their house. Theresa reached to other POA's and HOA's and found one that would help us. How do we as a diverse community with different opinions and viewpoints agree on a plan that will work. POA's and HOA's have the right to outline the placement of solar panels. We have tried to balance differing viewpoints for our community. Together with the attorney we are trying to come up with a plan that will work. Once our attorney reviews the proposal and we finalize it our hope is to get it out on the 6<sup>th</sup> of July. We appreciate your patience and apologize for the confusion waiting for the ballots to come out.

Another member asked about what about the ballots that have already been emailed, should they go ahead and vote or what? Theresa sent out an email to disregard that ballot. A new ballot will be mailed through the post office.

Theresa stated that we are looking at some areas of the CCR's that need to be changed for more clarity. An example is this voting process. The CCR's state that the ballots need to be mailed by the U.S. post office. All of this costs money and there has been discussion about the postage costs. We would like to have the language changed to send by email unless you opt out. There are also questions about fencing that could be reviewed and changed. Some have wanted wrought iron fencing. There are several things that need to be updated and better clarified.

We also need to work on the budget process. There is a really tight timeframe between making the budget, getting it out and having the vote at the annual meeting. Cindy Frazier stated that the budget be mailed by December 31 including our new fees if there are any. If we could have the budget out in October and give people time to look at it. The billing went out in January this year before the budget was approved and that caused a lot of issues.

We are considering budgeting for more light poles. Lighting in phase 6 is needed, especially further down on Emory Creek Blvd, on Timberland, and at the intersection Timberland and Emory Creek Blvd.

Are there any more thoughts about the CCR's?

No more comments.

Meeting adjourned at 7:34.