

# EMORY CREEK RANCH POA/BOARD MEETING MINUTES

Location: Rec Plex Community Room A/ GoToMeeting Virtual  
Date: March 29, 2021  
Time: 6:30pm  
Facilitator: President- Rick Ebbinghaus, Vice President- Ginger Mackiewicz,  
Treasurer- Cindy Frazier, Secretary- Jen Schaar, Directors- Bradley Salemie,  
Lori Connor, Trent Fears

## Agenda Items

Meeting Called to Order

Introduction of Board Members

Review:

February 15, 2021 ECR POA/BOARD MEETING MINUTES read by Jen—APPROVED by all

### 1. Treasurer's Report—Cindy Frazier

- a. Cindy broke down income/expenses/accounts receivable for the month of March 2021
- b. APPROVED by all 7 board members

### 2. Fire Hydrants- Ginger

- a. Three fire hydrants- will be installed
  - i) Two on EC Blvd, One on Timberland Trail
- b. Verified 250 gal/minute flow
- c. Public Water was delivered a check 3/29
- d. Should be installed within a month

### 3. Street Light Installation

- a. Three new street lights installed
  - i) One on EC Blvd, one installed corner of EC Blvd/Timberland, and one on Timberland
- b. All work orders have been sent in and contractors and installation should be completed within 30 days

- (1) Bradley asked if the trench diggers were asked for a quote for install of rocks by front entrance—a different contractor has been contacted in regards to that inquiry
4. Mowing Contracts—Bradley
  - a. A dozen contractors contacted—only two replied
  - b. Will Wicker's (owner in EC) bid won and was voted on as a board for approval
  - i) Branson's Best Lawn Care will be providing lawn care for the community
5. Violation Letter Update—Bradley/Lori
  - a. ACC reports to the board and board then decides upon which violation letters to be sent out
  - i) 9 letters were sent out after an email was sent to the community for Spring Cleaning issues
  - b. New spreadsheet has been developed by Lori/Bradley and it's working effectively
  - c. Explanation of ACC drive through/board involvement by Brad/Lori/Rick
  - i) Rick states that board will do our best to communicate, be fair, and all violations are discussed by all seven board members
6. Trent Fears introduced as new board director
7. Event and Social Planning Team- Jen
  - a. Four+ community members have volunteered to be involved
  - b. Community Garage Sale announced
  - i) May 1<sup>st</sup>/2<sup>nd</sup>
  - c. Call for involvement from the community
8. Rick commended community members who have picked up trash in the past
  - a. Asks if anyone sees trash to pick up in the community while out and about
9. New Business- Rick
  - a. Taney Co Sewer Update
    - i) Board has reviewed the documents from Taney Co. Sewer on 3/29 and board made a few notes for updated changes to the document
    - ii) Commended previous board members for getting ball rolling for Taney Co Sewer takeover
  - b. SuddenLink
    - i) Meeting with SuddenLink (Rick, Ginger, Lori, Jen attended)
      - (1) Locate lines painted in yards for directional boring
        - (a) Agreement with board and SuddenLink—they will repair any damage they do upon installation
      - (2) Increase property values of homes
      - (3) Truck lines Fiberoptic to Vodes

- (a) Connection in homes- coax
- (4) SuddenLink will contact community when they're ready to take on new customers
- (5) \*THANK YOU, ERNIE for getting the ball rolling for our community!
- c. Spring Clean Up
- i) Board taking new approach for violations
  - (1) Doing best to work with community and if anyone needs help, please reach out
- d. Update any contact information to the board especially for the sewer information transfer from ECR to Taney Co.

#### 10. Community Comments/Questions

- a. Questions in regards of how deep SuddenLink trenches will be- 30-36 inches
- b. Statement about one of the new building contractors leaving trash around
- i) Rick stated he would follow up with the company
- c. Russ thanked and congratulated the board for the progress being made
- d. Trash bills- \$156.50/year to Republic plus extra for recycling
- i) When new residents move in, tell Republic there is a special rate for Emory Creek residents
- e. Community was thanked

#### 11. Meeting Adjourned

Action Items		Deadline	Status
[Action item]	[Name(s)]	[Date]	[Status, such as In Progress or Complete]