

EMORY CREEK PROPERTY OWNERS ASSOCIATION

NOVEMBER 30, 2020

Board Meeting Using Virtual GoTo Meeting

[Emorycreekbranchpoa@gmail.com](mailto:Emorycreekbranchpoa@gmail.com)

Theresa Bishop call the meeting to order at 6:30

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

There were 6 people on the call including board members.

Theresa said we would review the minutes from October meeting, review the financials for October, give information about the election process budget process, volunteers needed and what is happening with the lawsuit.

MINUTES: The minutes were read from the October meeting. There were no changes to the minutes. A motion was made to approve the minutes. All members present approved the minutes.

FINANCIALS: Starting with the sewer charges income was \$5,800.00, Association dues from a lot purchased (prorated fees) \$55.00, Sewer connection fee for 2 lots of homes being built \$3000.00 and \$200.00 for sewer application fees for homes already existing in subdivision making the income for the month \$12,060.00. Expenses were White River Electric \$1,088.93, RMMC Accounting \$425.00, Quickbooks Payments \$116.78, Ozark Environmental Service for sewer \$2,716.14 and Branson's Best Lawn Care \$900.00 for a total of \$5,246.85.

Accounts Receivable is currently at \$10,088, the same people are currently past due. The same five people owe money and the properties have had liens put on them and turned over to the attorney for collections. Only a couple of owners are a couple months behind but will be catching up soon. There are presently 129 sewer accounts and not 130 as previously stated in last month's minutes.

Cindy made a motion to approve the minutes. All board members approved.

As we continue to collect for past due accounts stay consistent and use the lawyer and the lien process, word will be passed around that we are going through with all the protocols to do collections. This is to strive to get the dollars into the community and to get the money into the POA funds to pay bills and enhance the community.

The front entrance marker has been put on hold 2 years in a row, we have had that money allocated to update the front entrance. We also talked about having a mailbox put at the front entrance however we found out that a structure needs to be with the mailbox. Some POA's have a maintenance shed, community picnic area or other structure and use that address. We will check into using address of the sewer plant to have the mail delivered to instead of continuing to pay for the Post Office Box. It is a thought to explore.

PERMITS: Rick Ebbinghaus gave an update on permits and other building going on. We have a tentative a contract with Zanscapes for snow and ice removal for Timberland this winter.

The ACC approved a permit for solar panels at 399 South Woods Way.

We received a letter from Ozarks Environmental Services that the Sewer Plant is now in compliance with the DNR for the first time in several years. As long as we are having only OES taking care of it and by having loads of sludge taken out that will make a difference.

There were no drive throughs done in November, however there will be one in December. We have a third member for the ACC, Larry Christensen, He is joining Rick and Roy Kundel and we could still use another volunteer for that.

The Welcoming Committee will be going around this weekend welcoming the new neighbors to the community. The only one on the Welcoming Committee is Rick and we would like a few more volunteers for this.

That is all for this month.

There are new street signs pertaining to the speed limit for the subdivision. We hope all have seen them and will abide by them.

The appointment has been made for the Special Annual Meeting on January 11, 2021 at 6:30. The meeting is to vote on the budget and announce the new board members. It will be either at the Boston Center, the Rex plex or if it is allowed do it virtually. The Boston Center has only a capacity of 60 people so with Covid-19 we

can only allow 30 people into the building at a time. We are suggesting only 1 member per family for each lot to attend the meeting. We need to be prepared for what if we can't hold the meeting because of lock downs or can we do 2 meetings that day to accommodate all the members that wish to attend.

The next update is the lawsuit that Chester Hunter and Courtney Allen has against the POA and Rick Ebbinghaus. The judge heard the dismissal from our attorney and the request to set dates for trial from Joe Allen. He reviewed the case and said it is procedurally defective. The Allen's and Chester Hunter combined numerous claims and that made it difficult for the defendant to respond and no specificity on the damage. So, the request for dismissal was delayed and gave the Allen's and Chester Hunter time to amend their suit against Rick Ebbinghaus and Emory Creek Ranch POA. That was done today and that will give our attorney time to respond. He plans to keep the request for dismissal. That is how it stands now and when we get more information, we will let all know. We hope we will have an answer by the time the annual meeting comes around.

Are there any questions or comments?

As there are none, we will conclude the meeting at 7:15.