

EMORY CREEK RANCH PROPERTY OWNERS ASSOCIATION

OCTOBER 26, 2020

Board Meeting using Virtual GoTo Meeting

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Theresa Bishop called the meeting to order at 6:30.

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

There were about 8 property owners including board members.

This meeting will include the normal reading of the minutes from last month's meeting and review of what we have spent on bills. Then we plan on talking about the new budget for next year. We are trying to get the proposed budget out so everyone can review it and if questions we can answer them. We will send out the proposed budget with the ballots for new board members. When we have the December and January meeting people will be informed about what they are voting on.

MINUTES: The minutes were read from the September 28, 2020 meeting. One change was that RMMC payment was in August and not in May. As there were no other changes the minutes were approved by all board members present.

FINANCIALS: Sewer income for September 2020 was \$5,760.00. There was a sewer connection fee of \$3,000.00, one new owner paid the \$50.00 sewer application fee for a total income \$8,810.00. The expenses are as follows: Branson's best Lawn Care \$900.00 (August mowing), Ozarks Environmental Services \$2,956.62, Quick Books Payments \$142.02, RMMC \$450.00, White River Valley Electric \$1,084.93, Theresa Bishop (Go to meeting \$19.80, GoDaddy for the website 21.17, mileage expense \$18.40) for a total of \$59.37, and Taney County Recorder of Deeds (liens) \$72.00, for a total of \$5,522.92 paid out. A motion was made to approve the financials. All board member present approved the financials.

Next is to talk about the budget for 2021: We have the actual budget in the first column. We are guessing what bills will come in from October thru December to see how close we are to the 2020 budget and to see if we have any issues. If we look at the income section from the assessments \$59,125.00 actual collected \$54,733.31, from Sewer fee \$69,120.00 actual collected \$53,937.50 and from miscellaneous road fees and sewer connection fees actual collected \$3,809.40. So, we are right on track for the budget for this year. Monies collected from road fees and sewer connection fees go into the reserve account. It has to be held for use of expenses on sewer for expansion if needed.

The next line we talk about is expenses. We are guessing the cost for snow and ice removal, \$2,500.00 has been budgeted and so far, we have used \$590.00 however, we won't have the actual until the end of December. Brush hogging and mowing was budgeted at \$7,000.00 and we have paid out \$4,500.00, which leaves \$2,500.00 until the end of the year. Street repairs was budgeted at \$10,000.00. Actual paid out \$23,574.00 over budget by \$13,574.00. Electric budgeted was \$9,600.00 we paid out \$6,801.68. We should have some left over for electric. On the legal aspect \$9,000.00 budgeted only used \$5,475.00 leaving \$3,500.00. Accounting \$5,800.00 was budgeted and so far, we have used \$4,737.50. Insurance was budgeted at \$2,200.00 and we were billed \$2,140.00.

Office supplies and postage etc. used \$666.30 of the \$1,250. Quick books used \$1,914.38 of \$2,000.00 budgeted. Go to meeting was budgeted at \$500.00 and have only used \$79.20 so we haven't used all that was budgeted. County filing fees for liens \$500.00 and have used \$164.00 of that. Property taxes \$850.00 budgeted and we haven't received the tax bill yet. We think it is pretty much in line. Contribution to reserves for the road fees was \$8,000.00.

Sewer expenses are as follows: Repairs and equipment \$14,288.43, Electric \$3,364.00, Maintenance Fees \$14,939.00, Permit \$1,000.00 and Sewer road \$3,000.00. We do not know what will happen with the county taking over the sewer so, we are pretty much on track for these expenses.

There was a question about who pays for removal of a tree if it falls on the road. We have county roads here so we think the county would take care of it or possibly the home owner if the tree or limbs were on their property.

There is an operating budget and a reserve budget. Operating is for what we have budgeted and the reserve budget is for emergencies we did not anticipate to happen and have to pay.

Motion to approve the proposed budget. All board members present approved.

We have 221 lot owners and 130 sewer customers. We are proposing that we leave the assessment the same at \$275.00. With the new number of owners, the dues income is \$60,775.00 and sewer fees staying the same the income is \$70,200.00.

Going to expenses until the end of the year. We still have snow removal of \$2,500.00 for Timberland Trail, however that will go away when it is taken over by the county. We did not fix entrance sign so, we still have the \$1,000.00 left to fix it in 2021. The mowing contract we hope it will stay the same for 2021 at \$7,000.00. The street repairs for \$3,000.00 however that will go away when the county takes over Timberland. Then we were discussing 3 new street lights, the electric company does not charge for poles however, we have to pay for the digging to put in the wires to connect to the transformer and that estimate is \$250.00 each so, digging is \$750.00. There are also at least 3 fire hydrants needed in phase 6 as there are no fire hydrants there and that cost is \$4,000.00 each for a total of \$12,000.00. There are more needed but we would start with 3. Also, there are more needed in the subdivision, there was discussion sometime ago that we would try to have at least 1 installed a year but that was never done. The Electric \$9,600.00 which incorporates the 3 new lights at \$26.50 per month, professional fees at \$9,000.00, Accounting at \$6,300.00, Insurance \$2,200.00, filing fees (liens and release of liens) \$250.00, Property Taxes \$850.50, Contributions to Reserves \$8,000.00, then the sewer expenses (repairs of equipment, electric, maintenance fees, permit fees, sewer road fee (which we pay for another 8 years), vegetation removal, contribution to reserve \$130,000.00. With this proposed budget we have a net income of \$575.

Talking about litigation, a lot of POA's have a process of mediation which cuts down of the cost of going through a lawsuit. It is better to talk out your problems by talking face to face.

Theresa thanked all the board members for all the work they do and especially Cindy for all the work getting out letters to people behind in payments.

PERMITS: There has been a theft in phase 6 where building is being done. There were reports of people taking pictures at the end of phase 6 where Eric Schmitt lives. Don't be afraid to call the Sheriff's Dept. when you see something suspicious. Things like that need to be reported.

There are 2 new building permits.

Someone has been at the front entrance tearing up the grassy area by spinning tires.

There has been a drive through before the meeting. Things spotted that need to be fixed: Fences and decks that need to be stained. There are fences that need to be stained and some propane tanks that need a fence around them. It's easier to repair and stain than to have to replace them which is more costly.

At the beginning of the year there were at least 66 violations and now only around 22 violations that are being worked on and being repaired by the owners. Things are looking very nice.

Rick is looking for a few more volunteers for the Welcoming Committee and the ACC committee. This last month he has taken packets to 6 new residents.

We had 2 new members on the ACC Committee and they were taken on a drive through to learn what is needed. One of them bowed out and the other one is still on the committee.

Theresa will put together a letter when the ballots are sent out to ask for more volunteers along with a newsletter.

There is no new information about the legal matter on Courtney Allen and Chester Hunter.

There is no up date on the Timberland Road. The commissioners should be meeting this month or next month to tell us whether or not they will accept the road.

November 2, is the deadline to get your nominations in for the elections. There are about 4 people that might be interested. Ginger's term is expiring and we are hopeful that she will stay on. Jake Shirk stepped down because of health reasons so his position needs to be filled. Theresa is moving out of the neighborhood. So, she will be leaving the board a year early. We need people to step up and volunteer especially people with commuter knowledge that know word, power point, excel and go to meeting and putting together a newsletter.

The meeting ended at 7:31.