
EMORY CREEK RANCH OCTOBER COMMUNITY MEETING

Attendees: Lori Conner, Bradley Salemie, Jake Ward, Robby Roberts

CALL TO ORDER – 6:33 JAKE

FINANCIALS – LORI

REVIEWED AND APPROVED BY THE BOARD. ROBBY ASKED ABOUT ESTABLISHING A RESERVE ACCOUNT FOR FIRE HYDRANT EXPENSE OF \$10,400 WE RAISED THIS YEAR BUT DID NOT SPEND, AS WELL AS ESTABLISHING A PREPAID LEGAL ACCOUNT FOR THE \$2500 RETAINER WE ARE GOING TO PAY THE ATTORNEY.

SEPTEMBER MINUTES – ROBBY

READ BY ROBBY, A MOTION WAS MADE BY LORI TO APPROVED THE MINUTES, WITH SEVERAL SMALL CHANGES, 2nd BY BRAD & UNANIMOUSLY APPROVED.

CAPITAL IMPROVEMENT

JAKE MET W/CONTRACTOR AND HE IS WORKING UP A BID FOR THE FRONT ENTRANCE. CONTRACTOR MENTIONED GRADING IS NOT IDEAL, AND WILL COST ABOUT \$10,000 EXTRA. MUCH DISCUSSION ENSUED ABOUT THE LOCATION.

VIOLATIONS

4 LETTERS WERE MAILED BY THE BOARD CONCERNING SMALL VIOLATIONS.

ACC – WELCOME COMMITTEE – RICK

RICK REPORTED 1 PERMIT HAS BEEN RECEIVED FOR A ROOF REPLACEMENT, AND THEY BROKE GROUND ON A NEW HOUSE IN PHASE 6.

REVIEW OF ELECTION TIMELINE

10/1/23 REQUEST FOR NOMINATIONS – THIS STEP HAS BEEN COMPLETED

11/1/23 NOMINATIONS DUE

11/12/23 BALLOTS ARE MAILED ALONG WITH NOTICE OF ANNUAL MEETING

12/18/23 BALLOTS DUE

1/11/24 ANNUAL MEETING

OPEN TOPICS

THE BOARD MET WITH ATTORNEY HAMPTON WILLIAMS ABOUT REVISING OUR CCR'S, AND BEING OUR ATTORNEY ON LIEN ISSUES, ETC. WE ARE GOING TO GIVE HIM A \$2500 RETAINER FROM THIS YEAR'S BUDGET.

THE MOWING COMPANY DID A COURTESY MOW ON A YARD WITH TALL WEEDS ON EMORY CREEK BLVD

MOTION TO ADJORN – BRAD 7:20 PM



Location: RECPLEX



Date: 10.17.23



Time: 6:30 pm