

EMORY CREEK RANCH PROPERTY OWNERS ASSOCIATION

September 28, 2020

Board Meeting using Virtual Go to Meeting

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

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

There were about 8 property owners present including the board members.

MINUTES: The minutes were read from the August 29 meeting. There were no corrections to be made. A motion was made to approve the minutes. All board members present approved.

FINANCIALS: Total income from August sewer fees was \$5655.00, Association dues \$229.20 from prorated dues from the sale of land from Bank of Missouri and a sewer application fees \$100.00. Expenses paid were White River Valley Electric \$1,049.15, RMMC (Accounting for August) \$400.00, Ozark Environmental Service \$3,177.07, Branson's Best Lawn Care (July mowing) \$900.00, Theresa Bishop (Go to meeting) \$19.80, Missouri Dept. Of Natural Resources (Permit) \$1,000.00, Vacation World Inc. (yearly sewer road fee) \$3,000.00, Auto Owners Insurance (ECR insurance) \$2,140.00, Secretary of State (Biannual registration and change of registered agent) \$40.00. For total of expenses of \$11,726.02.

Accounts receivable is still around \$11,000.00 (\$9000.00 is for 3 builders that haven't paid annual dues) and we have filed liens on the properties as of August. There are still 6 property owner that owe either dues or sewer fees. We are sending letters to them so hopefully they will call us and make arrangements. Also, after October 31<sup>st</sup> there will be a 12% fee imposed. If no response in 30 days it will be sent to collections and if no arrangements are made possibly liens will be filed.

A proposed budget has been worked on and possibly will be mailed out in October or November for all members to review.

A motion was made to approve the financials. All board members present approved the financials.

PERMITS: As Rick was not present Theresa didn't have a report on the permits approved, so Theresa gave a summary of what is being built in the neighborhood. There are 4 new builds, 3 approved in phase 6 and 1 approved in Northview.

Roy Kundel and Maurice Demers has joined the ACC committee and went on their 1<sup>st</sup> neighborhood review to get familiar with how to document any violations and resolutions.

The neighborhood looks good, however if you have wood that is not stained on your house, and you didn't get a letter, we probably overlooked it. The board requests property owners to be proactive to start staining any unfinished wood. Not only does the wood look better but it also helps keep the wood in good condition and keeps it from rotting. The board is considering creating a self-check list to help residents know to know what common violations are and review their own property/maintenance needs. Most outstanding violations have been requested to be resolved by October 31<sup>st</sup>.

There are about 20 houses for sale in the neighborhood 2 of them are for sale by owner since 9/23/2019 to 9/23/2020. Sales have ranged from 197k-355k. This does not include new builds. Houses are in demand now as inventory is low in our overall area and interest rates are at historic lows. It is important to keep things looking good so houses will get top dollar. We all must work together to attain an appealing well-maintained neighborhood.

Since last meeting we have been actively looking for an attorney, the other attorney is a good attorney but slow to respond. We are looking at Harry Styron he has been used by the POA before. He is a wealth of knowledge and specializes more for POA's and HOA's. He has covered over 100 HOA's in his career. He is working more on mediation as to litigation amending documents and helping with collections of dues/fees. Harry is working to help POA's modernize their CCR's. And that is what we would like to have help with. We do believe updating our CCR's to require homeowners to go through mediation before suing the POA. It would not only save money but would require both parties to sit down and resolve the situation. We believe there is an opportunity to reduce cost, provide more choices and clarify some CCR's. He also can take care of collection processes for us at the expense of the violators. We are a volunteer board and we do not take any satisfaction in doing this part of the work therefore would like to have an impartial party to do this part of the work once property owners have been given adequate notice and time to resolve violations.

Since talking last, we have explored the need for more lighting in phase 6. We would like one near the intersection of Timberland and Emory Creek Blvd, one about half way down the road from Timberland and the end of Emory Creek Blvd. and one about half the way up Timberland. Three new lights would help. White River Valley does not charge for the installation of the pole and light but there is a monthly fee of \$26.50 per month for the lights plus we are responsible for hiring a vendor to dig the holes. We are exploring working with a builder for this excavation work. We are also exploring solar lights/poles.

Theresa also talked to the Fire Chief Chris Baird about fire hydrants. He did a review of all the fire hydrants in Emory Creek especially in phase 6. There are no fire hydrants there. We are looking to possibly getting 3 of them. They would be placed where the fire chief recommends which is near the population of the houses. We have a quote just over \$12,000.00 for three hydrants. We will be proposing hydrants for the 2021 budget. Fire trucks only carry 1,000 feet of hose. If you are more than 1,000 feet from the hydrant that means we have to wait for a pump truck(s) to fill. The Fire Chief has pointed out other areas in ECR that need additional hydrants.

An email will be sent out showing where the hydrants are and where new ones should be placed. Over time we should budget into the system and possible imposing fees on the builders for the hydrants. Since there have been so many new homes built in phase 6, we have lost out on opportunities to collect for a capital improvement fee. It costs about \$4,000.00 for each hydrant.

Theresa also called Taney County Road Commission to talk about our road petition at the meeting in October to vote on taking Timberland Trail. We are on the list. However, it has not been announced when the commissioners will meet. There was a video taken of the road and because the road is considered in good condition there is more of a probability that the road will be taken over if the county budget allows.

The subject of the sewer. OES is totally responsible for the maintenance of the sewer. It is better to have one vendor/business to do all the maintenance so they know what is going on when something breaks down and can be held accountable. Twelve loads of sludge are being taken out and that should help with the ammonia levels. Fans are running 24/7. A sump pump recently quit working and that is being replaced.

We have talked to Taney County and the Dept. of Natural Resources and they both are saying it should be at the end of the year to take over the sewer. Paperwork needs to be finished and signed off on. This has been going on for a long time and we hope it will be finally finalized. There is a not for profit that could possibly take over the sewer plant if the County and the DNR doesn't get their act together.

We are looking for volunteers for the board. If you can think of anyone that would be interested please let us know. We strive approving project permits and permits for home builds within 48 hours

Member Comments: Requests meeting requests be emailed at least 24 hours in advance. Also requests to meet in person at the Boston Center on a repetitive date/time. The board lets folks know that we strive to do so however when we are without internet service for days and no access to group email on our phones to send a mass message. Also due to COVID -19 some folks do not want to meet in person. We will strive to send out reminders in advance.

There was a question about someone advertising their business with a sign at the entrance. There should no be any signs at the entrance except for Homes for Sale signs. Feel free to take solicitations down.

There is also a dead pine tree at the entrance. A member said that he would remove it if they could have help.

As there was no other discussion the meeting was adjourned at 7:20.

