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# EMORY CREEK RANCH SEPTEMBER COMMUNITY MEETING

Attendees: Lori Conner, Bradley Salemie, Trent Fears, Robby Roberts

## **CALL TO ORDER – 6:30 TRENT**

### **FINANCIALS – LORI**

REVIEWED AND APPROVED BY THE BOARD. ROBBY ASKED QUESTIONS ABOUT THE BALANCES IN THE CHECKING ACCOUNT AND BUDGET VS ACTUAL EXPENSES. HE BELIEVES WE ARE RUNNING A SURPLUS THIS YEAR OF ABOUT \$15,000, \$10,400 OF WHICH IS THE FIRE HYDRANTS THAT HAVE NOT BEEN INSTALLED.

A MOTION WAS MADE BY ROBBY TO APPROVE THE FINANCIALS, 2<sup>ND</sup> BY BRAD, AND UNANIMOUSLY APPROVED.

## **AUGUST MINUTES – ROBBY**

READ BY ROBBY, A MOTION WAS MADE BY LORI TO APPROVED THE MINUTES, WITH ONE DATE EDITED, 2<sup>ND</sup> BY TRENT & UNANIMOUSLY APPROVED.

## **CAPITAL IMPROVEMENT**

TRENT MENTIONED THAT JAKE TALKED TO JIM THOMPSON WHO IS VERY INTERESTED IN TAKING ON THE PROJECT AT THE ENTRANCE. JAKE IS GOING TO MEET WITH HIM NEXT WEEK.

## **VIOLATIONS**

GINGER COMPLETED DRIVE BY INSPECTIONS BY HERSELF LAST MONTH, THE BOARD REQUESTS THAT IN THE FUTURE THE DRIVE BY INSPECTIONS ARE PERFORMED BY THE ENTIRE ACC.

RICK REQUESTED A MEMBER OF THE ACC COULD BE PRESENT AT THE BOARD WORK SESSIONS. TO WORK WITH THE BOARD ON VIOLATIONS, ETC.

TRENT NOTED THERE WERE TRASH CAN, TRAILER, AND BOAT VIOLATIONS.

THE BOARD DISCUSSED THE ACC VIOLATION ON LOT 26 – OPEN FOUNDATION. ROBBY NOTED THAT FOUNDATION WAS INSTALLED BY THE DEVELOPER WHICH PREDATES THE POA. TO HIS KNOWLEDGE, THE BOARD HAS NEVER TAKEN ACTION IN THE LAST 15 YEARS CONCERNING THESE OPEN FOUNDATION LOTS. NO ACTIONS WERE TAKEN BY THE BOARD.

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## **ACC – WELCOME COMMITTEE – RICK**

RICK REPORTED THAT 381 HIGHPOINTS SOLD AND IS GOING TO BE A RENTAL. DISCUSSION INSUED ABOUT VIOLATIONS AT RENTAL PROPERTIES IN THE NEIGHBORHOOD AND THE POSSIBLITIY OF HAVING THE RENTERS AGREE TO THE CCR'S.

JIM CLUTTS HAS BEGUN A NEW HOUSE ON HIGHPOINTS. IT IS NOT IN THE SUBDIVISION, BUT HE WOULD LIKE IT TO BE.

## **REVIEW OF NEIGHBORHOOD PETITION**

A PETION WAS RECEIVED BY THE BOARD WITH 22 LOT OWNERS REQUESTING BRAD BE REMOVED FROM THE BOARD. TRENT ADVISED THAT THE BI-LAWS REQUIRE 20% OF THE LOT OWNERS TO SIGN THE PETITION, WHICH WOULD BE APPROX 50 LOTS. AS A RESULT, THE PETITION WAS REJECTED.

## **REVIEW OF ELECTION TIMELINE**

THE BOARD ESTABLISHED THE FOLLOWING TIMELINE

10/1/23 REQUEST FOR NOMINATIONS

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**

TRENT IS MEETING WITH HAMPTON WILLIAMS ABOUT THEM BEING OUR ATTORNEY

GARAGE SALE IS SET FOR 10-21 AND 10-22-23

WE NEED VOLENTEERS FOR THE EVENT COMMITTEE. WE STILL HAVE CHILI COOKOFF, HALLOWEEN, AND CHRISTMAS LIGHTS THIS YEAR TO BE PLANNED.

MUCH DISCUSSION ABOUT JASON & LACIE REISCH'S HOUSE FILLING WITH SEWER FROM THE NEIGHBORHOOD AND WHAT COULD BE DONE TO PREVENT IT FROM HAPPENING. ROBBY SUGGESTED WE USE SOME OF THE MONEY THAT WAS ORIGINALLY COLLECTED FOR SEWER RESERVES TO HELP THEM OUT. GINGER SAID SHE WENT TO THE TANEY COUNTY SEWER MEETING AND THEIR INSURANCE WAS MOST LIKELY GOING TO COVER THE DAMAGES. GINGER ALSO SAID THAT TANEY COUNTY IS ACTIVELY LOOKING FOR A SOLUTION TO THE PROBLEM.

## **MOTION TO ADJORN – ROBBY - APPROVED**



**Location:** RECPLEX



**Date:** 09.19.23



**Time:** 6:30 pm