**Emory Creek Ranch Property Owner’s Association Board Meeting**

Location: Branson RecPlex, Community Room A

Date: Tuesday, October 29th, 2024

Time: 6:00pm

**Agenda**

1. **Old Business**
   1. Fire hydrants- one is completed. Ginger is still trying to get ahold of someone at the fire or water department for placement. Josh will look into this issue and try to get these locations finalized.
2. **New Business**
   1. Epps Trash Presentation by Frank and Carlton
      1. Family-owned business for about 50 years until 2012, and starting company back up again in the family.
      2. Trash and recycling (no glass taken) with new bins that are dark green.
         1. There is an option to deodorize the cans, or have them swapped or cleaned out.
      3. Only Thanksgiving and Christmas will be the holidays that will run a day behind.
      4. Smaller trash trucks, so much less weight on the roads. Available for use at community events.
      5. Customer can be billed and send in a check. There is an auto-pay option or pay online.
      6. They would like to be a preferred hauler, and this will give a better rate for the community overall.
         1. Discounted rate of $15/month for one cart, and $45/quarter- no additional fees. $10 for a 2nd cart. If pay for the year you get 10% off, for a total of $162/year.
         2. Recycling is $7.50/bi-weekly
      7. We will consider their information, and bring to the community at the annual meeting.
   2. Approval of September meeting minutes and financials
      1. Motion to approve minutes by Ginger, second by Cindy, all approved.
   3. Motion to approve financials by Larry, second by Josh, all approved.
      1. Ginger will get written acceptance of 3-year contract for mowing with Bob Antasek.
      2. Discussion of budget with reserves and capital improvement totals in accounts. Will continue to work on finalizing budget for 2025.
      3. Money left over for 2024 events will be used to purchase new Christmas decorations for front entrance.
   4. Addresses for front lots- Ginger will work on getting these
   5. Mailbox for front lots- not at this time, possibly discuss in the future
   6. Election Notices (printing ballots)
      1. Will discuss at the November meeting
   7. November/December meetings
      1. All board members look over 2024 budget, and will discuss and finalize at the November meeting.
      2. Ginger will get the next board meeting scheduled for Tuesday, 11/12 at 6pm.
      3. Budget will be finalized at the annual meeting in January.
   8. Speed reader currently not working, someone will need to call to let the company know to repair it.
3. **Committee Reports**
   1. Welcome Committee
      1. None welcomed at this time.
   2. ACC
      1. Drive-through report- not completed for October
      2. 2 builders will be starting on 2 new builds in the near future.
      3. Wendy resigned from the committee, so they are in need of a 3rd member.
   3. Events
      1. Fall festival turned out great!
      2. Will purchase a new trophy for the Christmas light contest.
      3. Temporary speed bumps to use possibly during events, will look into for the future. Possibly also a storage unit to store event supplies, records, etc.
   4. CCR Revisions Committee
      1. No updates at this time. Ginger will reach out to a community member to look over as well.
   5. ACC Rules/BOD Bylaws Revision Committee
      1. 2 community members have given feedback, but nothing significant
   6. Capital Improvements Committee
      1. Josh confirmed that Taney County will not help with the parking lot.
      2. Walkway- Ginger received a bid of $17,000 and an additional $20K for the parking lot

Motion to adjourn by Larry.