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

Location: Branson RecPlex, Community Room A

Date: Monday, September 30th, 2024

Time: 6:00pm

**Agenda**

1. **Old Business**
	1. None
2. **New Business**
	1. Presentation from Rick Ebbinghaus regarding electrical at neighborhood front entrance
		1. Wanting to add power box to light pole to provide more electricity options for future neighborhood events. 6 circuit breaker with 100amp, discussion about changing to 200amp.
		2. Obtained bids from K&R and White River. It will be about $988 for White River to install, and Rick will reach out to them to install for us.
	2. Approval of August meeting minutes and financials
		1. Motion to approve minutes by Cindy, second by Josh, all approved.
		2. Motion to approve finiancials by Larry, second by Josh, all approved.
	3. Mowing contract, 3 years with Bob Antasek
		1. Will proceed with a 3-year contract on mowing, Ginger will contact.
	4. Removal of dead tree near front entrance
		1. Bob will take care of after mowing season slows down.
	5. Cutting brush and tree at the intersection of 248 and Emory Creek Blvd.
		1. Ginger will check in with Bob to trim this area back.
	6. Annual meeting, terms for board members and ballots
		1. Board member terms- Ginger as President for 3 years, Josh Freeman as Vice-President for 2 years, Cindy as Treasurer for 3 years, Larry as Secretary? For 2 years. Erin Hamilton for 1 year.
		2. Ginger will send an email asking for nominations.
	7. Brush hog and metal detector
		1. Need to find the neighborhood survey markers.
3. **Committee Reports**
	1. Welcome Committee- none for September
	2. ACC
		1. Drive-through report, many trailers found. 3 permits pending, 2 of them need extensions.
	3. Events
		1. Fall Fest coming up on October 19th, 2024. Ty & Rick are working on finalizing details, and this is only for the committee.
	4. CCR Revisions Committee
		1. Still continuing to work on.
		2. Discussion between board members regarding the difference between ACC Rules and CCR, and how to re-word in the future where needed.
	5. ACC Rules/BOD Bylaws Revision Committee
		1. Website is getting full on space. Josh will remove 2017-2018 minutes, but they will stay in our Google Drive.
		2. Sally Dasto RV- built driveway to load/unload RV, but will not be building garage to store it
	6. Capital Improvements Committee
		1. Walking path- Received a bid for 4’ wide asphalt path for $23,466 to include labor and materials. Reached out to 5 other companies, but they all only build homes, not just concrete/asphalt. Ginger will look into getting more bids.
		2. Josh will check in with Taney County on them helping with the parking lot.