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

Location: Branson RecPlex, Community Room C

Date: Thursday, January 16th, 2025

Time: 6:00pm

**Agenda**

1. **Old Business**
   1. None
2. **New Business**
   1. November meeting minutes and financials have already been approved, and there was not a December meeting. Just a reminder that all of our monthly meeting minutes and financials are posted on the ECR website.
      1. Correction by Ginger that financials are not posted, but we can send these out if requested.
   2. Epps Waste Company information
      1. Presentation by Frank and Carlton- see minutes from October board meeting for more information.
      2. Handouts available for viewing, please call them with any questions. Trash trucks go to Taney County transfer station.
   3. Social media
      1. There are 3 Facebook accounts. 2 for Emory Creek and one for Southview. The original Facebook page was created for the neighborhood (Emory Creek Ranch Residents) and does have past residents, and the second page (ECR Residents Only.) was created for residents only.
      2. There are drafts for the ACC rules and Bylaws posted on the ECR website for viewing. (emorycreekranchpoa.com) There was a post made referring to these changes on the ‘Residents Only’ Facebook page.
      3. Question from community member if a paper copy of the CCR’s will mailed out to the community, and Ginger said this will be once these have been reviewed.
      4. Rick stated his questions have been answered. Another community member asked about the yellow highlighted items, and Larry stated that these are the added changes.
      5. Community member asked if the ACC rules and Bylaws will be reviewed by an attorney. Ginger stated that these do not have to be, but we could have them reviewed. Continued community discussion regarding federal laws, and members would like the ambiguity in both documents to be considered and reviewed. Ginger said that when changes are finalized that the Bylaws and CCR’s will be voted on by the community in a special meeting. Erin Hamilton stated that the drafts are listed on the ECR website, and that the board welcomes any and all feedback.
      6. Community member asked if a committee could be formed to review the CCR’s. Josh Freeman stated that we do have a committee and Ginger has had sign-ups available at past meetings, and we have yet to have anyone sign-up to join, but we will encourage any members to join the committees.
3. **Committee Reports**
   1. Welcome Committee- two households welcomed
      1. Jerry and Mary Jo Bolerjack-420 High Points Ridge.
      2. 106 Southview- new community members
   2. ACC- There are a few permits pending, and a drive-through will happening in the new few weeks.
   3. Events
      1. Christmas light battle and snowman contest winners were announced on ECR Facebook page.
   4. CCR Revisions Committee- no updates at this time
   5. ACC Rules/BOD Bylaws Revision Committee
      1. ACC rules cannot be completely revised until the CCR’s have been revised to coincide with the ACC rules. CCR’s are legal binding rules of the neighborhood, and the Bylaws are used to conduct the board procedures. Only permanent violations will be addressed by the ACC for now, as voted on by the board. Larry welcomes any feedback or a committee to go over the ACC rules and Bylaws.
   6. Capital Improvements Committee
      1. Ginger has received 3 bids for the walking path project that will be at the front of the neighborhood by the water tower, and will be ADA accessible. It took quite a few months to get contractors to come out to bid the project.
      2. Concern from community member as to why we are spending capital improvements on a walking path and would like it spent towards safety in the community such as more fire hydrants and street lights. Asking if the lights can be upgraded to LED, and Cindy said that we pay a flat monthly fee per light, and when bulbs burn out, then they change them over to LED.
         1. Ginger can call the electricity department to get more lights added if any community members will give more locations.
      3. Community discussion about the walking path placement in the neighborhood. Idea from community member to buy a lot in the neighborhood, Cindy stated this would cost $50K per lot.
      4. Community member asking if we should hold another special meeting to vote again on the project for new community members. The board stated they struggle to get community involvement at even the annual meetings.
      5. Community member asked about adding stop signs, and the county has to come out to record the number of cars. This has been done in the past and we do not have enough cars going through the neighborhood to get this passed.

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

Location: Branson RecPlex, Community Room A

Date: Thursday, January 9th, 2025

Time: 6:00pm

**Agenda**

1. **New Business**
2. Establish a quorum- everyone be sure to sign in on the sign in sheet
   1. The new assessment will be $210/year. Approved by a community member.
3. Walking path- estimated cost of $80,000, and we have received 3 bids.
   1. Discussed in community meeting.
4. Annual dues review and budget approval
   1. Community member question about the plate reader, and the yearly fee comes out of the general budget. Josh found it not listed on the budget, so Cindy will get it added. Josh moves to approve the budget, Cindy seconds.
5. Christmas lights need to be taken down by January 31st, 2025.
   1. Community member question about other decorations, and this is not specifically listed in the CCR’s or ACC rules.
   2. Community member stated that the Bylaws cannot be more restrictive than the CCR’s, and that rules should be listed with intent.
6. Erin Hamilton will be continuing as secretary.
7. Community questions
   1. Community member asked about the frequency of the community meetings. Josh stated that we are doing monthly board meetings and quarterly community meetings as was stated at the May 2024 community meeting. The intent was to encourage more community members to attend.
   2. Ginger stated that we can post and email when the monthly board meetings are, as they are open to all community members.
   3. Community member asked if the meeting audio is recorded. Erin stated that she does so that she can review the audio and ensure the minutes are accurate. This community member asked if the audio could be posted and Josh stated that the audio will not be posted to the website, but the minutes will continue to be posted for viewing.
   4. Community member discussion about a home that built a large driveway and if there is intent to build a garage. Ginger stated not that she knows of at this time.
   5. Community member thanked the board for getting the vegetation cleared at the north entrance of the neighborhood.
   6. Community member voiced a concern of only one entrance into the neighborhood.

Josh motions to adjourn the meeting, Cindy seconds.