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

Location: Branson RecPlex, Community Room A

Date: Tuesday, November 12th, 2024

Time: 6:00pm

**Agenda**

1. **Old Business**
	1. None
2. **New Business**
	1. Approval of October meeting minutes and financials- all approved.
	2. Approval of October financials- all approved.
	3. Budget
		1. Few items slightly increased due to inflation of prices.
		2. Ginger will call about a storage unit, and this may be added to the budget.
		3. Budget is approved with the addition of the storage unit.
	4. Annual letter for meeting- look over, and let Ginger know of any changes.
		1. Erin will make a Facebook post to the community about the annual meeting in January, reminder of meeting minutes posted, and that there will not be a December meeting. Ballots will not need to be counted as there is only one board member to elect.
		2. Ginger will take the letters and budget to the printer to have the copies made and envelopes stuffed to send to the community.
	5. Mowing contract
		1. Bob agreed to continue the contract, and agree to a 3-year contract starting in 2025. He will need to provide us with his insurance.
		2. Erin will send the updated contract.
	6. Dogs
		1. Randall Howell has 5 dogs, and they have gotten loose when he is out of town. It will be advised to all community members to call animal control, and Ginger will try and follow-up tomorrow with them as well.
3. **Committee Reports**
	1. Welcome Committee- no one welcomed at this time.
	2. ACC
		1. Drive-through completed, minor issues found.
		2. Monty building 3 houses on Emory Creek, and one more new build on N Ridge Pl.
	3. Events
		1. Christmas Light Fight is coming up. Trophy for Christmas Light Fight will be purchased for this year.
	4. CCR Revisions Committee
		1. Ginger gave a copy of the CCR’s to Kay and Erin to review and add notes.
	5. ACC Rules/BOD Bylaws Revision Committee
		1. None at this time.
	6. Capital Improvements Committee
		1. Walking path- Ginger received a bid for $80,000 for 0.25 miles walking path and parking lot.
		2. Will need an entrance permit from Taney County.
		3. Erin will create a poll to send on Facebook for community interest, and will send to board members first to review.