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

Location: Branson RecPlex, Community Room A

Date: Monday, February 17th, 2025

Time: 6:00pm

Board Member Attendees: Josh Freeman, Larry Christensen, Cindy Frazier, Erin Hamilton, Ginger Mackiewicz

Community Member Attendees: Rick Ebbinghaus, Bob Franklin, Julie Foeller

Ginger recently resigned from the POA, but after discussion with the board she has since rescinded her decision. Josh is now the President of the POA, and Ginger is the Vice President.

**Agenda**

1. **Old Business**
   1. Fire hydrant update on next 2 locations and starting of projects
      1. Ginger checked in on the installation of the next 2 fire hydrants, and the prices have increased and she is waiting to hear back. Ginger has a map that she will verify with the fire department for the location of the new hydrants.
   2. Street lights- Ginger follow up with White River Electric and they said the would only change them to LED as they burn out.
   3. Ginger has followed up with another contractor for the walking path and is waiting to hear back on a bid.
2. **Comments from the Board**
   1. At the May 2024 community meeting, the board announced that quarterly community board meetings and monthly board meetings would take place moving forward as voted on by the board members. Community members can attend the board meetings, but at the end of this regular meeting today we will go into the executive session.
   2. Josh discussed that there was a request by a community member to change the board meetings back to monthly community meetings. This change was made so that the board can work through topics and issues at the monthly meetings, and then still inform the community at the quarterly meetings. After board meetings if community members are in attendance, the board will then go into an executive session to discuss topics directly related to community members.
3. **Community member questions**
   1. Rick (community member) is stating that the board is not following the Bylaws and read sections 3.9-3.11 out loud. Continued discussion by Rick and the board members regarding the occurrence of the meetings and the notice given to the community. The Bylaws state that there should be monthly meetings and community members can make a request to the board as to when the meeting will be held.
   2. Rick and Julie (community members) stated that there is not enough community involvement, and Rick is wanting to know how the board will get more people involved.
   3. Concern from Julie about parking an Oates bus in her driveway. A past board member had told her she could not park it in the driveway. Discussion with the board to see how she can proceed moving forward.
   4. Rick asked about the status of revising the CCR’s and Ginger and Josh stated that the committee is continuing to work through these documents, as it’s an extensive process. Rick is questioning how the board is going to handle numerous community members continuing to slowly go against the CCR and Bylaws rules and becoming the new norm.
   5. Rick has concerns about the placement of the walking pathway up front. Bob said that he will continue to fight the board on the occurrence of the meetings and the availability of the meetings to the community.
   6. Josh clarified that the board will discuss the frequency of the board and community meetings. There is a committee working on the ACC and Bylaws and the CCR’s, and the board will continue to take any feedback from the community members. The committees will make recommendations to the board, and the board will if/when to decide to take action. Any changes to these documents will be brought to the community and voted on. Josh wants to focus on the community as a whole, and we will continue to ask for community feedback. He intends to continue with the current meeting set up, but the board will discuss and move forward.

**Emory Creek Ranch Property Owner’s Association Board Meeting- Executive Session**

Location: Branson RecPlex, Community Room A

Date: Monday, February 17th, 2025

Time: Immediately after board meeting

Board Member Attendees: Josh Freeman, Larry Christensen, Cindy Frazier, Erin Hamilton, Ginger Mackiewicz

1. **Old Business**
   1. 2 bundles of wires at front entrance- need new solution
      1. Board will continue to think on.
2. **New Business**
   1. January meeting minutes and financials approved by all board members.
   2. The board will begin having community members that ask questions or make statements during meetings list their name and address. This will be added to the next community meeting agenda.
   3. Social media posting
      1. Motion by Erin that the board will only post announcements from the board to the community to the ‘Emory Creek Ranch Residents’ FB page, all board members approved.
      2. Board members can reply to answer members questions with facts. We can discuss further in the future, and possibly add to the Bylaws.
   4. POA email account
      1. Discuss in the future and we can work on creating rules in the email inbox to help manage incoming emails and answer community members in a more timely manner. Or possibly create another email account for the ACC.
   5. POA general communication and meetings
      1. Discussion of occurrence of monthly and quarterly meetings. Motion by Erin to continue to conduct the monthly board meetings and quarterly community meetings, with the addition of a Zoom link for members to view from home. Cindy and Larry voted yes, Ginger abstains.
3. **Committee Reports**
   1. Welcome Committee- none
   2. ACC
      1. Drive through completed end of January and violations sent to board to review.
      2. New construction permit approved on Timberland.
      3. Discussion of number of board members and possibly adding one more member, but the CCR’s state that only 3 owners can be on the committee.
   3. Events
      1. Overwhelming support from the community for upcoming events. Ginger asked about the spring garage sale, and Josh will check with the committee on the dates.
   4. CCR Revisions Committee
      1. Ginger would like to meet with Erin and Kay to discuss in the future.
   5. ACC Rules/BOD Bylaws Revision Committee
      1. Received some feedback from the community, and the ACC Rules won’t be finalized until the CCR’s are revised. Josh is going to prioritize the Bylaws and we can review at the March meeting.
   6. Capital Improvements Committee
      1. Walking path- The committee needs to listen to the feedback, make their determination, and then make a recommendation to the board. Idea discussed to create a poll in an email to the community with options of how to move forward.
      2. Josh will give a brief explanation at the next community meeting of how the committees are intended to operate.

Motion to adjourn meeting by Erin, second by Larry, all approved.