

EMRA REGULAR BOARD MEETING MINUTES

April 26, 2022 – ZOOM – 6:00 PM MST

1. Call to Order (President) at 6:00 pm

2- Attendance: (Secretary): Cliff, Jeanne, Julie, Curt, Bruce, Davy, Joe T., Chris, Scott, Tracy S., Paul, Bob R., Kristin Kruse (12)

3- Approval of Agenda (Board) – Approved by all

4- Approval of prior Board Minutes: Approved by all

5- Committee Reports:

1. Financial Report: (Treasurer/ V.P.) As of 3-31-2022 – Davy had already sent to Board. Checking acct balance: \$121,078; savings: \$31,084. Outstanding dues and special assessments are at \$10,295. All Board Members are in Good Standing.
2. Water-(Scott & Chris) Scott indicated that we have switched to Lake Water. Causing some pressure issues. May need one more well spring (\$7,500 + labor). Flushes and back flushes make the system hard to recover – doing less flushing may help. Dan from Black Mountain coming out to look at issues. 98% of time we have no problems. Only when over used do we have pressure issues.

Nitrates are now excellent at .02 as lake water is fresh.

Summer line projects still getting bids.

We have to test for Lead/Copper every six months as long as we are classified as a “Community Water System.” If we have too high lead or copper anytime in the future we will have to implement the OCCT. OCCT (Optimal Corrosive Control Treatment) test may be needed at \$7,500 due to copper or lead in water system. Need 2 clean tests to avoid this test. Scott is working diligently to resolve.

Pump house may need some modifications. Also talked about needing a backup generator whenever we have a power outage. Davy is donating a generator – will see if it will suffice.

Our maximum number of water taps is set at 82. Bart says we are well below our maximum water usage.

3. Lake- (Joe T.) Joe stated 900 lbs of fish were stocked in April. May be limited to smaller fish when we re-stock per Hatchery or no fish at all. Joe will still do another fund raiser this year.

Met with USDA Feds (Wildlife Services) regarding the pelicans and harassment techniques that can be used. We are allowed to harass without a permit. Harassment can be done with starting pistol, poppers, boats, lasers, drones and R/C boats. Poppers will be a loud bang. Poppers and starting pistol will be purchased with Joe's own funds and donated to the HOA.

We must document all hazing procedures and dates when it happens. Joe will get with other committee members for harassment dates and times. Stephen F. will be harassing with an R/C boat when he returns. No sparks will be emitted from starter pistol, so no fire danger. Pelicans will not be harmed with harassment techniques. No other homeowner needs to haze unless on committee.

Fishing Badges and Gate Openers can be obtained thru Chris Lundeen.

4. Roads- Curt Houchin – Curt met with grading contractor who has a large machine. Bruce will get locator service out to locate telephone lines. May 1st Curt will start crowning main roads i.e. Midland Court. Will get road base delivered to property so we will have available thru summer. Will also contact Tony Mall to assist with smaller grader.
5. Fire/Trash/Slash- Julie talked with Susan from Fire Dept for guidelines for evacuation procedures. Each homeowner must know their own property and the fastest way of getting out in an emergency. Julie will work on maps to get to homeowners. She will revisit if Fire Dept would cut us a fire break.

Paul talked to Waste Management and they are decreasing our fee by \$50/month. Also will start repairing all 3 trash bins and have completed by Memorial Weekend.

6. Architectural- Cliff was asked by the Stramel's if they could build a gazebo on the lakeside of their property. It is less than 200 sq. ft. so no permit is required and it does not have to be on a permanent foundation. Board approved subject to setbacks and County requirements.
7. Gate/Codes- (Randy & Curt H) Gate Codes were changed on April 1st. Next change July 1st and October 1st.
8. Storage/Beautification- (Julie) No report
9. Echo Lodge- (Cliff) Closed for Season. Will open before Memorial Weekend. Stramel's have reserved first week of June.

Old Business-

1. **Bruce has set meeting for Bylaws, Rules and Regs committee for May 10th at 6pm MST to discuss.**

New Business: None

Next Meeting will be held May 17th, Tuesday at 6 pm MST via ZOOM

Adjourned at 7:20 pm

Jeanne Cavanaugh

Secretary

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