**EMRA Annual Meeting**

**8 July 2023**

The meeting started with the Pledge of Allegiance led by Paul Coppolino.

Quorum was met.

The Financial Meeting was called to order by Bruce Sonnenfeld at 6:07 PM.

The purpose of this portion of the meeting was to request approval to retain reserves and to approve the 2024 budget.

1. The retention of reserve funds was approved.
2. Issues on the 2024 were discussed. Specifically It was stated that the line item for fees on empty lots, which is currently $40.00/year should have had the same increase in HOA dues of 7%. This line item did not follow the HOA covenants Section 5.6-Uniform Rate of Assessment. The 2024 Budget was approved.

Mary Beth Searcy moved that the financial meeting be closed with Allison Cobb seconding. Motion passed.

The general meeting was called to order by Bruce Sonnenfeld.

1. The election of officers was held. Officers elected were Julie Beaman, Steve Lindbergh, Kathleen Quaranta, and Bruce Sonnenfeld. A point of order was raised that technically, Julie is not an owner and should not be able to be an officer. Julie withdrew her name and Tara Latronica-Shepherd became her replacement.
2. Changes to the Bylaws
3. Section I Categories of Membership:

 Voting Member -- Any general member of EMRA, as shown on the ownership records of

 the Park County Assessor records, who is in good standing is the voting member. If there are multiple owners, then the owners must notify the board who will be the voting member. A change removing a person as a designated representative may not be made if the designated representative is serving as a member of the Board of Directors. Any voting member may designate a proxy for voting purposes. This issue was passed.

1. The changes to Article II MEMBERSHIP Section I C required a change to Article VIII STANDING COMMITTEES: Section I Committee Members:

Any family member (family member is defined as spouse, parent, child, grandchild – 21 years of age or older), of a member in Good Standing, as defined above in Article II Section 1 Subsection B, may serve on a committee including committee chairperson. This issue was passed.

1. Article VI Water System under Section III Obtaining Water Service:

A: Application process – A Member in Good Standing may obtain an EMRA water connection application from either the chairman of the Water Committee or from the President of EMRA or his delegate. Applications can be submitted at any time during the year. The connection period for water service shall be May 15 through October 15, inclusive. This issue was passed.

 4.Change

 D: Owner shall be responsible for the connection to the EMRA line, the shut-off valve, and the line to the owner/s’ property.

 E: Other -- Any member who is having work done on the water system is responsible for all damage caused to the system.

 5. Article VI Water System under Section IV Extensions.

 A. EMRA is responsible for all main or spurs of main lines. This includes all main or spur lines that may cross private property.

 B. Owner shall be responsible for the connection to the EMRA main or spur line, the shut-off valve, and the line to the owner/s’ property.

 C. Any new main or feeder lines constructed by the owner to supply water to their property shall, after completion, become the property and responsibility of EMRA.

Definitions: 1. Main line is the primary line from the treatment plant that supplies residents

 2. Spur line is a line from the main line that supplies additional residents

 3. Connection is a line that attaches to a main or spur line that feeds an individual residence. It also includes the shut off valve to the resident.

All of the above water items were tabled to get further clarification. Scott Jones motioned, and Allison Cobb seconded.

**Add this section:**

Article VI Water System a new Section V Water Repairs:

 EMRA recommends that every homeowner keep sufficient emergency water on hand or install a water tank and a pump as an emergency backup water supply for use when EMRA is repairing, replacing water lines, or doing other work that interrupts the water supply. This issue was passed.

 **Delete this section from the rules and regulations.**

K. EMRA Building Regulations and Plans Approval Process (ALL PROPERTY OWNERS IN EMRA)

11. It is expressly agreed that the EMRA herein reserves a four (4) foot easement or right of way around the perimeter of each lot located within EMRA for the purpose of installing, maintaining, repairing and/or replacing pole lines, water lines, gas lines and other utility which may be deemed to be in the best interest of EMRA in general. This issue was passed.

The meeting was adjourned at 8:00PM.