EMRA BOARD MEETING Minutes

January 16, 2024

1. The meeting was called to order at 6:30 by Bruce Sonnenfeld.
2. Attendees were Bruce Sonnenfeld, Tara Shepherd, Tony Mall, Richard Grimmer, Julie Beamon, Bruce Martin, Cliff Godfrey, Paul Coppolino, Curt Houchin, Becki Arnold, and Kathleen Quaranta
3. The agenda was approved. Tara motioned and Kathleen seconded.
4. The October 17, 2023, Minutes were approved. Tara motioned and Becki seconded.
5. Committee Reports:
6. Financial Report: Presented by Becki

Becki said that our reserves have been depleted due to bills. To do the 2023 1099s she needs updated W-4s from Cheryl and Scott. Last year’s info was incorrect. The 1099s will go electronically and then the 2023 processing will be complete. Cliff will review and get back with Becki. The information on the grant funding received may need to go on the 2023 tax return. Ed Behen will not be added to the Park State bank account.

1. Water Committee Report: Presented by Bruce

The HOA needs to do three PFAS testings. Testing will be done at the inlet and the two wells. Cost is $750.00/test. This will be reimbursed. Results will be sent to the legal firm that deals with rural HOAs. One company does all the testing. Motion to do this was made by Richard, seconded by Tara. Motion passed unanimously.

The cost to repair the two tanks is $142.0K each. The HOA cannot afford to do this. Forest service rules keep the HOA from replacing. Buyers are being sought to get rid of them.

Scott has been working hard to keep water flowing in the association. New flow meters are being looked at to establish a baseline for possible leaks and assist tracking. J.B. Cobb is being trained to change filters so that there will now be three people able to do this.

1. Fishing Committee Report-there are no issues to report.
2. Road Committee: Tony presented.

Tony was given permission to order the road base that he needs falling within his budget.

1. The HOA thanks J. B. Cobb for the donation of his floor fan.
2. Proposed dumpster contract from Waste Management: Paul presented.

Bruce thanked Paul for his work on getting Waste Management to fix the current containers and doing the research on the dumpster contract. Waste Management cost is $428/month with Teller Waste at $555/month. No motion was needed to pass the contract for using Waste Management for the next two years. The issue was approved unanimously.

1. Plans for the future
   1. New owners will need to sign the acknowledgement letter indicating they have read it, initialed, notarized signature, and returned. No status will be released until this document is received back. Kathleen moved and Richard seconded. Motion passed unanimously.
   2. Review Treasurer Document Job Descriptions. Tabled until next meeting.
   3. Start review of legal documents. Tabled until next meeting.
   4. What should we include in a “Welcome Packet” for new owners? Items suggested were a map with street names and addresses, dates of the annual meeting, and how to connect online for HOA information. This list will be discussed further, and any additional information added.

Next meeting February 20, 2024

The meeting was adjourned at 7:42. Becki moved, and Richard seconded. Motion passed.