EMRA BOARD MEETING MINUTES

April 23, 2024

1. The meeting was called to order at 6:30 PM by Bruce Sonnenfeld.

1. In attendance were Bruce Sonnenfeld, Tony Mall, Steve Lindbergh, Tara Shepherd, Richard Grimmer, Joe Tanis, Curt Houchin, J.B. Cobb, Bill Doolen, and Kathleen Quaranta.

1. The agenda was approved.

# The March 19,2024, minutes were approved.

1. Committee Reports:

1. Financial Report: Bruce presented.
	1. The Financial Reports have not been completed so no review was done.

b. Review 2025 Budget. The proposed budget has formula errors. Bruce will be correcting and sending out. Currently the HOA has very low reserves due to the replacement of Line 3 and fixing Line 2. The finance committee has reviewed the budget and is bringing several items to the board for review. Scott Jones has requested to go full time as a contract employee to take care of our water systems/issues. This would go into effect in 2025. The HOA will need to purchase new water filters that will be expiring after their five-year life cycle. In addition, the HOA needs to have a reserve buffer (estimated to be $10K/per year) to pay for unforeseen emergencies/issues. The bottom line is that they are requesting an increase in the annual dues paid to fund these additional costs and account for inflation. For subsequent years, there is projected to be a 7% increase/year with uniform rates of assessment. To minimize the impact, the committee has recommended that homeowners would have the option of paying their dues annually, quarterly, or monthly. Quarterly and monthly payments would be required to use ACH debiting a bank account. There would be a $2.00 convenience fee for each transaction. Late payments would be 30 days after the billing. Liens can be filed against the property in arrears.

1. Water Committee Report. Bruce presented.

The use of the ARPA funds is still being looked at. Lead and copper testing by each homeowner was discussed. There is no room in the treatment plant for lead and copper.

1. Review Changes to the Covenants, Bylaws, Rules, and Regulations. Bruce presented.
	1. Covenants. Change the definition to unimproved lot to say that there is no house on it. Change the easement amount from five feet to four to be the same as Park County. Grandfather existing utilities to allow a four-foot easement on each side of a water line. This would go into effect on the date the document is filed. This motion was approved unanimously with Tara motioning and Richard seconding.
	2. By-Laws. Add under General Rules I, allow people with disabilities to park on the berm if they have a specially made golf cart that can go on golf course greens. Parking will be allowed on the side of the berm, not on it, by other vehicles. Require mandatory removal of boats from the shore every five years starting in October 2025 to allow mowing and landscaping of the shoreline. Boats returned will need to be identified with the owner’s information on them. This motion was approved unanimously with Richard motioning and Steve seconding.

 New Business. Bill Doolen wants to close down Derail Lane. He stated that the road goes through his property. This is not an HOA issue/decision. Bruce suggested that he pursue it with Park County.

The next meeting is April 16, 2024

# The meeting was adjourned at 8:15. Kathleen motioned, and Tara seconded.