EMRA BOARD MEETING MINUTES

June 18, 2024

1.Call to Order at 6:35 PM by Bruce Sonnenfeld.

1. Attending were Bruce Sonnenfeld, Tara Shepherd, Richard Grimmer, Tony Mall, Becki Arnold, Joe Tanis, Cliff Godfrey, Scott Jones, Joe Stramel, Paul Coppolino, DeDe Stramel, Jim Tucholski, and Kathleen Quaranta.

1. The agenda was approved unanimously. Richard motioned and Tara seconded.

# 4- The April 23, 2024, minutes were approved unanimously. Tara motioned and Richard seconded.

5- Committee Reports:

1. Financial Report: Becki presented. At this point in time, the HOA has no reserves. The 2025 Budget that will be presented at the annual meeting will show increases in the fees. It was suggested that the monthly financials be changed to show actual costs versus a pro-rated amount across twelve months. Becki will make these changes. Discussion on the amounts for the lake lease and fishing costs were discussed.
2. Water Committee Report: Scott Jones presented. Scott updated on projects to improve our water situations. There is currently good pressure. One leak was found and repaired. He believes that there is another leak and that is being looked at. He is trying to find a way to heat winter water to 32 degrees from 28 degrees to aid in the filtering system. He is working with Innovative Water Technologies to get a new filter. Bruce has a bid to do a basic design for water storage for approximately $20K. Scott has an engineering point of contact that will design this for a lower cost. He will pursue it. He is also looking at a lake filtering system. ARPA is allowing the HOA to move funds from corrosion control. There will be a one-year extension on this project. The definition of community water depends on how many full-time residents there are in the community: currently twenty-one. Bruce and Scott will confirm the numbers and file for a change if necessary. Scott Jones was unanimously selected to install the generator system for the treatment plant ($9875.00) as his bid was all inclusive. Three bids had been received, White Rhino, ~~Lindt~~ Lenz, and Scott. Richard moved and Tara seconded.
3. Fishing Committee. Joe Tanis presented. The cost of fish is $7.50/pound. At this cost, the lake is getting 270-290 fish for each stocking. Joe stated that the stockings for each year will be in May and October. The proposed 2025 budget reflects an increase to the fish budget. Joe stated that our community is a fishing community and that the increase is necessary to maintain viable levels of fish in the lake.

1. Review Ballots. Bruce presented.
   1. Changes to the Bylaws, Rules, and Regulations. There are three items. Item discussed was the removing of boats from the shoreline in October 2025. Joe Stramel and Paul Coppolino will be looking at selling abandoned or unknown boats at this point in time.
   2. Board Members. There are five people running for four open board positions.
   3. 2025 Budget Ballot. HOA fee increases are proposed.

All three ballot items were approved unanimously by the board for presentation at the Annual Meeting on July 6, 2024.

1. The board voted unanimously to not approve leaving the gate open for a realtor’s open house due to security concerns for the community. Becki moved and Tara seconded.

Next meeting Annual Meeting July 6, 2024 – Potluck Dinner at 5 PM – Meeting at 6 PM

# The meeting was adjourned at 8:02. Richard moved and Bruce seconded.