EMRA BOARD MEETING MINUTES

February 18, 2025

1. The meeting was called to order at 6:31 PM by Bruce Sonnenfeld.

1. Attendees were Bruce Sonnefeld, Tara Shepherd, Tony Mall, Richard Grimmer, Julie Beamon, Becki Arnold, Cliff Godfrey, Russ Ernst, and Kathleen Quaranta.
2. The agenda was approved.

4, January 21, 2025, minutes were approved.

5- Committee Reports:

* 1. Financial Report: Presented by Becki.

January financials have not been completed but will be shortly. There is approximately $7K outstanding in dues. The end of year financials have been sent to the tax preparer. SF 1099s have been sent to Cheryl and Scott. ARPA funds have been received. The finance committee is meeting Thursday, February 20 to start next year’s budget. The request for two cell phones was table. Becki and Bruce will be working to get the deposits for the HOA dues corrected. There have been issues with the Zelle program.

* 1. Water Committee. Bruce presented.

The three water filters are clean and are working well. The HOA is looking for money for water storage. Ownership of the land for the storage is still being decided. Previous verbiage stated that the land was to be used for future utility use. The ~~additional~~ grant funds requested from the state ~~was~~ were disapproved. Bruce has talked to several lawyers regarding suing the state for causing water turbidity on a contingency basis but has had no luck. The issue is not being actively pursued. Four of the five water lines have been installed with water meters. There is a leak somewhere on line four. This leak is intermittent but is leaking about three gallons of water per minute. Springtime will be the time when the leak is actively pursued.

* 1. Road Committee: Presented by Tony.

Tony has requested that his road-grader, loader, and tractor be parked on the area where the slash pile was located. This was approved unanimously. Richard moved and Tara seconded. Bruce thanked Tony for the excellent condition of the roads.

Old Business

There will be a meeting held in the spring with all affected homeowners regarding where DeRail will be located. Bill Doolen will be paying for the survey. Bill Doolen will be paying the costs for prescriptive easements. ~~will be determined and discussed with affected homeowners.~~ There are other properties in the development that will be assessed for prescriptive easements.

The meeting was adjourned at 7:08 PM. Becki moved and Tara seconded.

Next meeting March 18, 2025 – 6:30 to 8:00 PM MT