# EMRA BOARD MEETING MINUTES

# January 21, 2025

1. The meeting was called to order by Bruce Sonnenfeld at 6:37 PM.

1. The attendees were Bruce Sonnenfeld, Tracy Stanfield, Cliff Godfrey, Jim Tucholski, Richard Grimmer, Jeff Wuertele, Becki Morlan, Paul Coppolino, Scott Jones, and Kathleen Quaranta.

1. The agenda was approved.

# Minutes for November 19, 2025, were approved.

5- Committee Reports:

1. Steve Lindberg’s resignation was approved. Kathleen moved and Richard seconded.

1. Julie Beamon was selected to replace Steve Lindberg. Richard moved and Kathleen seconded.

1. Financial Report: Becki presented.

Year-end. Becki is currently cleaning up the worksheet for the end of year. As of today, the HOA has $41K in the bank with 1/3 of the dues in. There are six homeowners who have indicated they want to make quarterly payments. The process is still being fine-tuned. Becki has set up a second bank account for this to protect the main HOA bank account.

1. Water Committee Report. Bruce and Scott presented.

Bruce, along with the Lake George Company, are going to proceed in the process of suing the state, for the damage and turbidity caused by the dam removal. Bruce also presented an idea of a local improvement district where an additional mill levy property tax amount for the value of the property would be collected by Park County and then returned to the HOA. The taxpayer would then be able to deduct this from their income taxes. This idea was not received favorably by the homeowners present on the call.

Scott said that there is a leak on Line 4, and they will be digging to find the valve to isolate the leak. The current filters are working.

The water storage project was thoroughly discussed. Currently, there is an ongoing engineering design being done. The contractors need an additional $3.8K for soil sampling. The additional amount was approved; 3 in favor and 1 abstaining. The contractor is to be told that no more additional costs will be approved. Costs for the storage tanks can cost many thousands of dollars. Several at the meeting suggested that each homeowner put in their own storage tanks. Jeff Wuertele has offered his property as a possible water storage site if this ever happens.

# Adjournment The meeting was adjourned at 8:11PM

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