EMRA BOARD MEETING

April 22, 2025

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

1. In attendance were Bruce Sonnenfeld, Tara Shepherd, Tony Mall, Richard Grimmer, Cliff Godfrey, Scott Jones, Jim Tucholski, and Kathleen Quaranta.

1. The agenda was approved by the board.

# The March 18, 2025, minutes were approved. Tara motioned and Kathleen seconded.

5- Committee Reports:

1. Financial Report: Bruce presented.

Bruce presented the proposed 2026 budget. Most of the line items were increased by 3%. Homeowner lots were increased by 7%. The proposed budget was approved. Kathleen moved and Richard seconded.

At this point in time, only two homeowners are delinquent on their dues.

The survey done last month had twenty-one responses out of eighty-four homeowners. The majority of the respondents (18 “yes” and three “no”) said that they agreed with electronic deposits for the HOA dues. This would be done through VENMO. The treasurer cell phone purchase has been postponed.

1. Water Committee Report: Scott presented.

The water system is working fine. Isolation valve was installed on line 4 to find the small leak.

The propane has been hooked up for generator back-up.

The water soil storage test has been done. This is only for cost estimates. The majority of storage costs would be ARPA funding. Bruce is still pursuing grant dollars for the design of the underground system.

Scott believes that the HOA priority should be the lake intake system. Turbidity still needs to be decreased.

He discussed plans for leaks and gate valves.

1. The easements on other roads were tabled.
2. Review of the Job Description for the Water Committee Chairman

The job description was approved.

# There are currently twenty-seven full-time residents, which meets the criteria for a community water system.

# Regulations and costs would go up with this, but the designation would open up other grant actions and additional dollars in lawsuits. Lead and copper testing would be required. This conversion to a community water system was approved. Richard moved and Tara seconded.

# Adjournment : The meeting was adjourned at 8:15 PM. Tara moved and Richard seconded.