**Emerald Green Homeowners’ Association**

**Annual Homeowners’ Meeting**

**December 6, 2018**

**Meeting Minutes**

1. Meeting was called to order at 6:34 pm. Donna Beland-Frost, Community Manger from Cedar Management Group, confirmed 19 owners were in attendance and 9 were represented via proxy. In accordance with the By-Laws of the HOA, quorum was established.
2. Gary Marozas, Board President, gave welcoming address and provided a summary of 2018 accomplishments, which included:
	* + Catching up with storm-related damages
		+ Spring yard sale
		+ Memorial Day picnic
		+ Water fountain pump replacement
		+ Upgrades to HVAC system at clubhouse
		+ Restoration of LED property entrance lights
		+ Gutter cleaning
		+ Renegotiation of contract with Cedar Management, including reduction in management fee and recertification/transfer fees
		+ Hiring of new landscape vendor (DalaCasa Landscape)
		+ Two additional, local handymen now available to the HOA for quicker turnaround on maintenance issues
3. 2019 Proposed Budget Review – Presented by Curtis Kriner, Treasurer
	* + Curtis gave a quick review of all expenses that impact the annual budget, citing the biggest expense for the HOA is the landscaping budget
		+ To offset the large, necessary increase in the landscape budget, the annual reserve contribution for 2019 is being reduced so as to not to require an increase in dues for the coming fiscal year.
		+ After a short question/answer session, the budget was unanimously approved.
4. Board Elections – Presented by Donna Beland-Frost, Community Manager
	* + Three board positions up for election
		+ Call for nominations from the floor; none received.
		+ Running unopposed, the following members have been re-elected to the board of directors to serve for a two-year term: Jordan Browne, David MacFeiggan & Cindy Rhinehart.
5. Questions & Answers Session:
* Replacement of beautification strip trees along roadways – Landscape vendor will inspect the trees for health & overgrowth and will provide a proposal to the board for consideration.
* Coral Lane berm/”Emergency Exit” area – Landscape vendor is working to get that area cleaned up. Board will investigate with Town as to functionality of the emergency entry/exit area that was required at the time of development.
* Garden Area – Board is considering lighting options to improve the garden’s appearance.
1. There being no further business brought before the HOA, the meeting adjourned at 7:25 pm.

Respectfully submitted,

Donna Beland-Frost, Community Manager

Cedar Management Group

On behalf of the Evergreen Homeowners’ Association