**Emerald Green HOA**

**Board Meeting**

**Meeting Minutes**

Date: April 12, 2018

Meeting attendees: Gary Marozas - President

Curtis Kriner - Treasurer

Mike Johnson - Secretary

Cindy Rhinehart – Board Member at Large

Tiffany Barfield – Cedar Management representative

Unable to attend: Pam Rossell – Board Member at Large

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1. Mike reviewed the Minutes from the last meeting. The Minutes were approved.
2. President’s report –
   1. Gary made a motion to nominate Cindy Rhinehart to the open member at large position. Mike seconded the motion and the motion was approved. The board welcomed Cindy as a new member of the EGV Board.
   2. Gary noted that he is searching for an Event Planner for the community, to lead the planning and organizing of community events.
   3. Memorial Day Picnic planned for May 26 – He has received 35 positive responses to attend the upcoming event. A planning meeting is set for May 17th at 6:30.
      1. Tiffany mentioned that Cedar Mgt may be interested in sponsoring the event by supplying the meat. Tiffany will follow-up with management and let the board know.
3. Old Business:
   1. The board discussed the question regarding the Radon Depression System which some homeowners have installed. It was decided that the board will not take an official position regarding the need for the systems. Each homeowner can make their own decision based on their own investigation. The cost and any future maintenance expenses are the responsibility of the homeowner.
   2. Repaired siding paint issue raised by some homeowners – Tiffany presented 2017 bids from several painters to start a phased painting schedule for the oldest homes in the neighborhood. This plan will be considered as moving forward depending on each individual home need. The board has moved this issue to the “Parking Lot” to allow time for more investigation.
4. New Business:
   1. The board discussed the findings of the dishwasher in the Clubhouse. There’s been some concern the dishwasher in the Clubhouse is not working properly. There is a new dishwasher in the closet in the clubhouse which could be used. Gary has confirmed the dishwasher does work properly and the spare dishwasher could be used as a replacement if needed.
      1. Gary made a motion to keep the extra dishwasher as a spare for the Clubhouse. Curtis seconded and the motion was approved.
   2. The neighboring Pampered Pet Inn business requested permission to use a portion of the EGV walking trail. The board decided this would not be a good idea and could create negative community concerns.
   3. Concern regarding the cleanliness of the Clubhouse was discussed – Gary mentioned he would like to talk to the current vendor to express concerns and expectations. Gary will report his findings to the board. This item has been moved to the “Parking Lot”.
5. Community News:
   1. A community yard sale is planned for April 21st
      1. Some of the neighbors have agreed to set-up at the Clubhouse to sell some of the Christmas Decorations currently stored at the Clubhouse.
6. EGV Action Items:
   1. Mike made a motion to approve reimbursement for Gary for the following, Cindy seconded, Approved
      1. Purchase of bulb for lighting at the entrance of EGV
      2. Expense of printing the news letter
7. The meeting was adjourned at 7:33 pm
8. Community Discussion: approximately 17 individuals attended
   1. Gary opened the discussion by introducing himself and provided information about his background. He also presented ideas for addressing some of the recent community concerns.
   2. Action items discussed:
      1. Derwin Long requested a list of local contractors Cedar Mgt uses in EGV
      2. Review utility/emergency entrance off Coral Lane for clean-up
      3. Follow-up with homeowners on Hwy 21 regarding large tree limbs which are a concern to EGV homeowners.