**Emerald Green HOA**

**Board Meeting**

**Meeting Minutes**

Date: June 12, 2018

Meeting attendees: Gary Marozas - President

 Curtis Kriner - Treasurer

 Mike Johnson - Secretary

 Cindy Rhinehardt – Board Member at Large

 Dave MacFeiggan - Board Member at Large

Approximately 18 additional homeowners attended

Unable to attend: Pam Rossell – Board Member at Large

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1. Gary opened the meeting at 6:30pm
2. Mike reviewed the Minutes from the last meeting. The Minutes were approved.
3. Chris Braund from Pampered Pets presented a proposal to share use of part of the Emerald Green Walking Trail
	1. The proposal included an offer for he and a crew to clear downed trees from the section of the trail near Pampered Pets facility for an option to use the trail (see proposal for details)
	2. Gary made a motion to meet again with the board to discuss moving forward with considering and implementing the details of the proposal. Cindy seconded and the motion passed.
4. Curtis reviewed the Financial report – The budget is inline except for maintenance & Repairs. Curtis has inquired to help understand what line items were included within the Maintenance & Repairs budget total.
	1. 65k in the bank
	2. About 50k in the reserve account
5. Pam Rossell – Board Member at Large has resigned from the board, siting time constraints
6. Gary nominated Dave MacFeiggan as board member at large and to be responsible for ARC approvals, Curtis seconded and the nomination passed.
	1. Gary asked for additional nominations from the floor. No additional nominations were presented.
7. Gary recommended that all board members are encouraged to find a replacement before they leave the board.
8. Gary provided a report indicating 90% of storm damage repairs are complete.
	1. Concerns related to spray painting (overspray) from homeowners attending
9. It was a consensus that the Memorial Day Picnic was a great success.
10. Gary ask the board if it would be ok to install a Bimini Game on the patio of the Club House. The board approved the idea.
11. Club House cleaning status was updated:
	1. Club House cleaning schedule changed from 1 to 2 times per month.
	2. The contractor is providing cleaning and maintenance supplies
12. Gary reported the Emerald Green Village entrance lighting is now working part way to the street. The lights are not intended to extend all the way to hwy 21.
13. Gary reported on the Club House waterfall –
	1. Chase has agreed to keep it clean.
	2. GFI receptacle was replaced
	3. New pump is on order
	4. New Led lights
	5. Project to be completed within 2 to 3 weeks
14. New Business
	1. Rental homes in the community are at maximum allowable number
		1. Discussed the need to insure adherence to the rental allowance
		2. Cindy is checking to find out if 104 Coral Ln is being rented
	2. Clean up of the walking trail – placed in the Parking Lot
	3. Gary ask that all homeowners send landscape request direct to Chase and copy the board members
	4. Condition of easement on Coral Ln – overgrown with weeds and debris – Tiffany has an action to investigate how we move forward to get it cleaned up. (Who is responsible?)
15. The meeting was adjourned