**Emerald Green HOA**

**Board Meeting**

**Meeting Minutes**

Date: September 29, 2018

Meeting attendees: Gary Marozas - President

 Curtis Kriner - Treasurer

 Mike Johnson - Secretary

 Cindy Rhinehardt – Board Member at Large

 Jordan Browne – New Board Member at Large

Unable to attend: Dave MacFeiggan – Board Member at Large

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1. Gary opened the meeting at 9:00am
2. Mike reviewed the Minutes from the last meeting. The Minutes were approved.
3. Curtis reviewed the Financial report –
	1. We are currently under budget mostly due to “Landscape Other” and “General Maintenance”.
	2. Seven homes show some balance in receivables (past due)
4. Old Business:
	1. Gary reviewed options the board has discussed regarding Cedar Management (Mgt Company)
		1. Terminate relationship with 90-day notice.
		2. Probation with continued relationship allowing the board to continue monitor service for acceptable level of community service.
			1. Cedar Mgt has offered the following as a response to board issues:
				1. Reduce management fee
				2. Reduce property sale transfer fee
		3. Gary made a motion to continue relationship with Cedar Management on probation (Option ii. above), accepting Cedar’s proposal to reduce fees (item a,b above). Mike seconded the motion and the motion passed.
			1. The board signed a letter of probation and Gary will mail the letter.
	2. Termite Contract: Gary reviewed activities and cost included in our current contract compared with proposal from Acme (new company).
		1. Mike made a motion to switch companies and contract with Acme. Curtis seconded and the motion passed.
		2. Gary will notify Cedar Mgt to move forward with contracting with Acme.
	3. Gary and the board are continuing to investigate alternate Landscaping company options. There is continued concern that the current company is not performing to the agreed contract.
5. New Business:
	1. Discussion regarding 2019 budget development
		1. Tentative meeting scheduled for Tuesday Oct 23rd for the board to work on the new 2019 budget.
	2. Gary made a motion to appoint Jordan Brown as a new board member at large, Cindy seconded and the motion passed.
	3. Meeting adjourned