August 11th, 2025 - 5:30pm

In attendance: Shaun Ensign. Trey Wiesjahn, Ken Kryszyn, Jeremy Byers, Joe Jackson, Stan/Laura Lease.

**Minutes**

No comments were made on July Minutes – Ken made motion to approve the July minutes. Stan seconded. All in favor.

**Treasurers Report**

Centier Bank waived overdraft fee for bounced check from homeowner dues.

Paid Johnston Landscaping for grooming the trail.

20 homes still owe dues (16 haven’t paid yet and 4 owe just the late fees).

We have liens on the following homes: 2658 Arran Quay Ter., 2863 Arran Quay Ter, 2957 Arran Quay Ter and 2351 Sweet Briar Ln

Ken ordered more checks for the checking account

Email from 2356 Sweet Briar Lane requesting late fee waived. Also complaints of homes in neighborhood not being kept up but did not list addresses. Need to draft a reply stating that late fees are due and we need a list of specific homes if there are complaints.

Jeremy motioned for approval of the Treasurers report. Stan seconded – all in favor – motion carries.

**Old Business**

Emailed Wendy about bolts for playground – no reply yet. Shaun to share Wendy’s email with Emerald Ridge HOA email and Trey.

Nature Trail – has been cleared/groomed. We may need to look at cleaning up entrance into trail as there are quite a few weeds.

Dead tree at playground remains – Trey to get a picture of the tree and get quote from Nate at Ground Guys for removal.

Dirt bike complaints in neighborhood. Trey talked to the Sheriffs dept. We have received 3 more letters from homeowners. We will recommend to them to contact the Sheriff dept to file complaints if they see these individuals riding. The State Trooper in the neighborhood has talked to their dad but nothing was done.

Trees in second phase commons area – Stan and Laura had said that they will walk over and look. Homeowner that borders this area had said that he would cut and remove the limbs if he had some help.

Curb spraying has been completed.

**New Business**

Fall Newsletter –

Noting county laws for riding dirt bikes on public roads. Motorized vehicles are also not allowed on sidewalks.

We can also note about Leaf’s and that there are not pickups in our neighborhood. Trey to look into a company that may offer this for those homes that might be interested in contacting directly.

There was a homeowner that recently was offering a “dumpster day” for the neighborhood to clean out their homes. This could be a good offering in the future for the HOA to offer to the residents.

Note open board positions available. Ken noted that he has been treasurer for almost 2 years and is time for new individual. Shaun also noted that August meeting is his last meeting.

Weebly – Note that we have a new website and add link to new. We should also forward Weebly site to new website.

Hope to have newsletters articles finalized by next meeting.

Christmas Lights – Put on a contest – is there enough time to put something together? We could ask neighbors (volunteers?) to vote for the best house(s). Perhaps give a gift card for the best house?

**Open Discussion:**

Thoughts still exist and might be nice to have a neighborhood block party.

Website – announcement bubble for Samantha to update: County Sheriff information to report complaints. Also, that it is back to school week so note to slow down and be aware of speed in our neighborhood.

Ken seeking a treasurer – post in newsletter – and request to residents that we are desperately in need of a replacement.

Jeremy volunteered to take over as treasurer from Shaun.

Stan motioned to approve Jeremy becoming HOA board treasurer. Joe seconded. All in favor – motion carries.

Vice President role is still available. Will need filled in future.

Laura to get updated bids from landscaping companies for updating front entrance signage. Top Cap on retaining wall needs reglued.

Violations reported: Two complaints about algae growing on homes but no addresses noted. There is a pool that is still growing a tree on Sweet Briar Ln. Broken Fence on Blarney Stone. Another home with overgrown landscaping and busted out screens on 2nd floor.

Next meeting we should start planning for next years projects. Perhaps a Halloween haunted trail on the nature trail?

September meeting will be September 8th at 5:30pm.

Adjourn at 6:49pm