June 8th, 2025 - 3pm @ Annual Meeting

In attendance: Shaun Ensign. Trey Wiesjahn, Ken Kryszyn, Samantha/Jake Runyan and Jeremy Byers.

**Board Introduction –**

Board intros and roles

**Minutes**

May minutes – Trey to contact Nate @ Ground Guys

Ken motioned to approve May minutes – Jeremy seconded – motion carries

**Treasurers Report**

Taxes are paid

Paid flanigans bulk mail for newsletters

Paid Leeth Law for liens put on homes.

Paid Ground Guys for maintaining common areas.

Registered Business Entity Report

Paid Johnson’s Landscaping for trail cleanup of tree

Read and shared bank balances with all in attendance. $127, 449 in Savings. $4,224.03 in Checking

22 homes still outstanding in dues.

Shaun made motion to approve May treasurers – Jeremy seconded – all in favor – motion carries.

**Old Business**

Lawyer update – Leeth Law was hired to represent HOA. He has filed 6 liens on homes for outstanding dues. Sending violation letter costs $9.50/ea.

Late fees for late dues - $20 late fees in covenants. Recommended from Leeth Law to change to compounding interest however our covenants do not state that. Board to determine if moving forward in 2026 to start charging compound interest. Will it be monthly, daily, etc. Board will need to discuss best course of action with Leeth Law.

Homeowner had asked who is responsible for knocked over green boxes in neighborhood. These are responsibility of the utility contractor that they belong to. Recommend homeowner try contacting Frontier, Xfinity to ask.

Homeowner advised of home on Street Briar that their rear road is visible to homes on Blarney Stone Drive for not mowing their back yard and what can be done. Letters have been sent.

Website – We now have a new website <https://www.emeraldridge.org/>. With new site comes a new added documents section for minutes, bylaws and covenants. In future payment provided will be added with credit card fees passed onto homeowners.

Future projects:

Shade covering requests have been sent in for the playground. Board will explore options.

Updates and refresh to entrance signs at both entrances

Nature Trail clearing. Shaun to request pricing from Johnson Landscaping.

**New Business / Open Discussion**

Homes are getting out of hand with their maintenance and are not being kept up with.

Home on Honelee Ct needs to be mowed. Trey to work on Monday to determine who is responsible for mowing costs as the homeowner no longer resides in the home.

Homeowner had asked: Are realtors made aware of who has paid dues. Yes. Ken works with realtors and title companies to get information to new homeowners.

Homeowner had asked: Does HOA have right of refusal to purchase home on Honelee Ct. No there is nothing in the covenants that states this.

Homeowner had recommended: Because of the need to update covenants and get 2/3 majority sign off from homes perhaps something could be added to the new website to get sign offs easier. Voting system infrastructure added?

Homeowner had recommended that the roads within the community are due for repaving. Recommended Board contact the County to fix.

Homeowner had advised that there are ferral cats coming into their property. Ken had recommended a device that seems to deter them from entering property. Otherwise the only recommendation is to call County/Animal Control.

Homeowner had spoke in favor of and praised the upgrades made to the playground.

A homeowner had asked if in the future the newsletter and information be sent via email to homeonwers. Ken had spoken that this is difficult to keep updated and current.

A comment by board that the minutes will be added to the new website soon

A comment by the board that the monthly meetings can be attended by any resident. They typically occur the first Mondays of the month at Aberdeen – Ballroom.

A comment was made by the board that in past there have been discussions of a block party and a meet your neighbors party.

A homeowner had recommended in fall newsletter if there could be mention that there is no leaf clean up offered to the subdivision. That these are the responsibility of the homeowner. Perhaps Board could add a couple of companies to recommend cleanup.

Board had made mention to attendees that if they are aware of violations, to please let the Board know but addresses are needed.

A homeowner had recommended that the newsletter offer recommended Maintenance Companies that could help fix common violations. Show how many violations were issued last month and show addresses so other homeowners know.

Adjourn at 4:02pm