

EMERALD BAY HOMEOWNERS' ASSOCIATION

Annual Meeting Minutes
Saturday, February 4, 2023

Those in Attendance

Lee Baxley	Doug and Donna Jones	Matt Neisen
Kristen Blumeyer	Ray Joyner	Tim Rieger
Crouse, Glenn	Dexter Judd	Ron and Karen Rogers
Crowe, Bob and Ann	Robert Knowles	Rich and Judy Rudez
Jerry and Sue Dempsey	Mitch and Tina Mead	Beverly Smith
Danny and Daphne Floyd	Don and Dawn Mengason	Jim and Karen Stewart
James and Darleen Heartfield	Mike Nabors	David Whelchel
Roger Heisler	Kyle Neisen	Steve and Jean Wortham

Call to Order and Welcome – 10:03 a.m. EST – President Rich Rudez

Introduction of 2022 Board Members and Officers – President Rich Rudez asked those at the head table to introduce themselves.

- Richard Rudez – President and Chairman – Emerald Lake Rep (Term 2021-2022)
- Ron Rogers – Vice-President – Emerald Pointe Rep (Term 2021-2022)
- Doug Jones – Brooke Stone Rep (2021-2022)
- Karen Stewart – Emerald Bay (Interim Term 2022)
- Beverly Smith – Secretary (2022)
- Jim Stewart – Website Manager

President Rudez announced that some board members were not able to attend due to other commitments. These were Tim Woida, Patten Place Director, (Term 2022-2023) and Christina Garrett, Treasurer, (2022).

Introduction of Committee Chairpersons and other volunteers – President Rudez asked the committee chairpersons in attendance to introduce themselves.

- Danny Floyd – Chairman, Architectural Review Committee
- Ray Joyner – Chairman, Clubhouse Maintenance Committee, Pool Maintenance committee, Pool Access, Pool Fob Activation/purchase
- Rob Crowe – Chairman, Neighborhood Watch Committee, Clubhouse Security, Key issuance
- Daphne Floyd – Communications Coordinator, Newsletter Editor and Publisher, Mass emails, Welcome Baskets
- Robert Knowles - Clubhouse Cleaning

President Rudez announced that some committee chairs were not able to attend due to other commitments. These were Jason Lane (Lighting and Electrical Committee), Glenda Kinkel (Social Committee), Kady Moffett (Clubhouse Coordinator), and Christina Garrett (Bookkeeper, Nextdoor Internet social site coordinator).

HOA Member Introductions – President Rich Rudez asked the homeowners in attendance to introduce themselves.

Minutes from last meeting – Saturday, February 12, 2022 –Secretary Beverly Smith

- Smith reminded the group that the minutes from the 2022 Annual Meeting had been emailed to all residents beforehand. She encouraged residents to notify someone on the Board if they were not receiving mass emails from EBHOA.
- Smith also noted that the minutes of all Board meetings are available on the EBHOA website. She informed the group that posting of the minutes are delayed one month so that they can be approved by the Board before they are posted.

Report of the President- President Rich Rudez

- ❖ Rudez reported that the Board had worked hard to control expenses and were able to maintain the annual HOA assessment of \$500.
- ❖ Rudez thanked volunteers for their hard work. He stated that it would be necessary to hire a management association without them.
- ❖ Rudez recognized the following volunteers who had moved on:
 - Nick Saynes – Neighborhood Watch Committee Chair; Rob Crowe has agreed to fill that vacancy.
 - Daphne Floyd – Clubhouse Rentals and Clubhouse Cleaning; Kady Moffett and Robert Knowles have taken over those positions, respectively. Daphne will remain as Communications Coordinator (newsletters and mass emails) and will continue to deliver Welcome Baskets.
 - Jason Lane – Landscaping Committee Chair. Connie Giles took over for a while but had to give it up. Jim Garrett will now chair that committee.
 - Brooke Stone director Doug Jones' two-year term has expired.
 - During 2022 Ashley Addison stepped up to restart the Star Yard program.
- ❖ Rudez extended thanks for those who volunteer to serve in various capacities:
 - Danny Floyd, Dave Fairchild, and Tim Rieger for the Architectural Review Committee
 - Jason Lane for the Lighting and Electrical Maintenance Committee
 - Ray Joyner for the Clubhouse and Pool Maintenance Committee
 - Glenda Kinkel for the Social Committee
 - Jim Stewart as Webmaster
 - Christina Garrett as Bookkeeper and Treasurer
 - Beverly Smith as Secretary
 - Mitch Mead and Glenn Crouse for the Nominating Committee
 - Directors: Ron Rogers (Emerald Pointe, Board Vice-President), Tim Woida (Patten Place), Karen Stewart (Emerald Bay).
- ❖ Rudez cited several topics which he had noted in the last newsletter. These included:
 - Possibility of having a Decorating Committee to do holiday lighting/decorations at the entrance and along Emerald Bay Drive (Note: After the meeting Judy Rudez and Daphne Floyd volunteered to lead this committee.)
 - Condition of trees along Emerald Bay Drive
 - Landscaping needs and wants going forward

- Suggestions for other social events

Rich noted that residents would have an opportunity to address the Board with their concerns later in the meeting. He thanked homeowners for attending.

Committee Reports

- ❖ Architectural Review Committee (ARC) – Danny Floyd, Chair
Floyd recognized the other ARC team members (Dave Fairchild and Tim Rieger). Rieger presented the ARC report.
 - From February 2022 to February 2023, the committee tracked 16 various projects; 14 were approved and 2 were rejected. These projects included fences, tree removals, deck modifications, and new home constructions.
 - The ARC Review Policy is published on the EBHOA.org website under Board Policies for homeowners' information.
 - The committee is committed to the Covenant requirements for all homeowners' benefit and to maintain the highest possible property values in Emerald Bay.
 - Any homeowner who wishes to make any changes which are will be visible on the outside of their house or property need to submit their request to Chairman Danny Floyd.
- ❖ Clubhouse Maintenance and Pool Maintenance Committee – Ray Joyner, Chair
 - Joyner reported that the Board is in the process of getting a new roof for the Clubhouse. Due to hail and wind damage, insurance will cover all but \$1000 of the cost.
 - Joyner reported that several sections of concrete in the pool area need to be replaced. The Board is in the process of getting estimates for that project.
 - Joyner asked that residents consider volunteering to help with the pool area (pressure washing, putting out pool furniture, etc.)
- ❖ Lighting and Electrical Maintenance Committee – Jason Lane, Chair
 - Lane was not present but had reported that there had been no issues. He regularly replaces light bulbs as needed.
- ❖ Neighborhood Watch Committee – Rob Crowe, Chair
 - Crowe stated that the committee's main objective is to prevent crime in the area. They work to provide educational and informational safety services.
 - Crowe noted that there are three key groups in the EBHOA Neighborhood Watch program: Watch members (the eyes of the neighborhood), Block Captains (the uniters of the neighborhood), and the Committee Chair (the liaison). He recognized those who serve as Block Captains: Bob Koscinski (Patten Place), Brian Konwaler (Emerald Pointe), Dexter Judd (Brooke Stone); Kathy Brown (Emerald Bay). Someone is needed to volunteer to serve as the Block Captain for Emerald Lake.
 - The committee feels that speeding is the number one issue in the neighborhood. Based on the suggestions of the Hamilton County Neighborhood Watch program, speed signs were installed between 12/6 and 12/14. These results were noted:

- The average maximum exit high speed was 33 mph. The highest exit speed was 60 mph.
 - The average maximum entrance high speed was 36 mph. The highest entrance speed was 53 mph.
 - Suggestions to combat speeding include:
 - Ask residents to become Watch members; provide walkers with EB. Neighborhood Watch vests with pockets for phone and papers with instructions for reporting safety issues
 - Institute a Neighbor Safety communication process that meets current style of living.
 - Have Hamilton County police officers park in the Clubhouse parking lot to do their daily reports; the presence of a police car might deter speeding.
 - Install cameras to take pictures of speeding vehicles. Post pictures on the EBHOA website. Send pictures of garbage trucks, delivery trucks, home services trucks, etc. to the company and ask that they talk to their employees about slowing down.
 - Hire an off-duty policeman to monitor traffic in the morning and afternoon. The officer could issue a warning or a ticket, if desired. The cost would be \$50/hour with a minimum of four hours.
 - The committee has discussed meeting with residents from the different areas of the neighborhood to provide an opportunity for them to express their concerns.
- ❖ Social Committee – Glenda Kinkel, Chair, was not present but had sent this report to President Rich Rudez.
- Residents are reminded of the Winter Party (Adults only, BYOB) on Feb. 25, 6:00 – 9:00 p.m. EST, at the Clubhouse. There will be food, fun, games, and prizes. Residents need to RSVP by 2/17.
 - The annual EBHOA Summer BBQ will be held at the Clubhouse in late July or early August.
 - If anyone is interested in hosting other community events for adults or families at the Clubhouse, they should contact Kinkel. Possible ideas include Ladies Nights activities, game nights, crafting, square dancing, card playing, wine tastings, dessert nights, etc.
- ❖ Communications Coordinator – Daphne Floyd
- Residents are asked to contact Floyd if they have a change in their email address.
 - The next newsletter will be published in April. Submit ideas for the newsletter to Floyd.
 - Five Welcome Baskets were delivered in 2022; another basket is ready to deliver soon.
 - Residents are encouraged to join the Members Only Facebook group. (<https://www.facebook.com/groups/273340931552594>)
- ❖ Website Manager – Jim Stewart
- Stewart projected the EBHOA homepage on the TV. He noted several items, including Neighborhood Information, Calendar & Clubhouse Rental, Pool Policy, Neighborhood Referral List, etc.

- Stewart reported that personal information like phone numbers and home addresses were removed in 2022. Most Board and committee members now use generic gmail addresses like ebhoa.president@gmail.com, etc.
- The website was created in 2007, so more advanced technology is now available. Such upgrades would include improved user interfaces, mobile phone interfaces, online payments, new tools for website construction, and improved security.
- An initial list of possible enhancements includes:
 - Login/password access
 - Payment of yearly dues and clubhouse rental
 - Allow members to update their phone numbers, email, etc.
 - Add and rate local contractors
 - View EBHOA documents not meant for the public
- Other enhancements would include:
 - Improved look and feel
 - Mobile phone interface
 - Enhanced security
 - Easier method of updating content
 - Allow officers and committee chairs to update content (i.e. not just the webmaster)
- This is the proposed timeline for these enhancements
 - January – September 2023
 - Collect ideas for enhancements.
 - Detailed documentation of existing website.
 - Identify potential web development companies.
 - October – December 2023
 - Obtain quotes for implementing enhancements.
 - EBHOA Board votes on enhancement plan and allocates funds.
 - 2024
 - Perform enhancements as directed by the Board.
- A current list of possible enhancements is on the EBHOA.org homepage.
- Residents are encouraged to send their ideas to ebhoa.webmaster@gmail.com.

Board of Director Election for 2023-2024 Term (Introduction & HOA Vote)

The following directors were approved by the residents of the respective areas

- Emerald Bay – Karen Stewart (Term 2023)
- Brooke Stone – Tammy Judd (Term 2023-2024)
- Emerald Pointe – Ron Rogers (Term 2023-2024)
- Emerald Lake – Rich Rudez (Term 2023-2024)

Financial Report – Director Ron Rogers presented this report in the absence of Treasurer Christina Garrett. The budget had been emailed to residents beforehand.

- Rogers reviewed the 2022 Income and Expenses.
- The 2023 Budget was presented. Rogers noted that the annual assessment for 2023 dues is \$500 per Original Lot.

- Rogers provided information about the HSDAX ST Bond and noted its expected gain.
- Rogers informed the residents of the purchase of a Treasury Bill and noted the expected gain.

Capital Improvement projects for 2023

- ❖ Since these items had been addressed during the financial report, there was not further discussion.

Members requesting to address the Board

- ❖ Tina Mead (Emerald Pointe) asked about the item in the agenda re: possible services for driveway aprons, sidewalks, etc. President Rudez stated that Director Tim Woida had been in communication with one of the companies that is providing estimates for the replacement of concrete in the pool area. It would include pressure washing and applying sealant that prolongs the life of the concrete. Residents who are interested in this should contact the director for their area. An article re: this will be included in a future newsletter.
- ❖ Dexter Judd (Brooke Stone) addressed concerns about the entrance to Brooke Stone. The shrubs are overgrown and are an eyesore. Judd asked what the Landscaping Committee planned to do in this area. Several residents spoke up to address concerns as well. It was noted that the area lacks a sidewalk and was considered “unsafe” by the Hamilton County Department of Education, who added an additional bus stop in the area. It was noted that the entrance never gets flowers like the entrances to other areas. Director Ron Rogers stated that the Board was aware of the conditions at the area entrances and has gotten some estimates for landscaping. Because the cost seems exorbitant, the Board hopes that residents will volunteer to help with the work, thus defraying some of the costs. The Landscaping Committee Chair will be informed of the discussion and will investigate solutions to the concerns.
- ❖ James Hartfield (Emerald Pointe) stated that he is new to the community and has enjoyed living here. He added that he was appreciative of the Board’s work. Hartfield stated that he was also concerned about the speeding issue in the neighborhood. He also reported that some outgoing mail had been stolen from his mailbox one time. Although most in attendance said that they had not had that problem, Webmaster Jim Stewart reported that the issue had been noted in conversation on the website.
- ❖ Glenn Crouse (Patten Place) expressed concern about golf carts being driven by youngsters. Several expressed similar concerns. Robert Knowles (Emerald Bay) shared that he had spoken with a representative of the Sheriff’s Department about this and the issue of someone pulling a trailer with riders. Those who operate a golf cart on county roads are supposed to be at least 16 years of age and have a license. Parties may be approached by police officers so that they may be educated about safety issues and potential parental liability. Neighborhood Watch Committee Chair Rob Crowe stated that the regulations for golf carts are listed on the website. He asked that anyone who observes issues with golf carts or trailers take a picture and send to him. He will pass that along to the Sheriff’s Department. Residents are discouraged from confronting anyone on their own. Sue Dempsey (Emerald Pointe) reported that Barrington Pointe has a sign “Golf Cart Friendly” to warn people of the possibility of golf carts on the streets. She suggested that someone

might reach out to a Barrington point contact to ask what had prompted them to post such a sign. President Rich Rudez noted that Barrington Pointe does not have an HOA; the property is managed by Paran Homes.

- ❖ Dawn Mengansen (Emerald Bay) reported that they had put up a red light to deter deer. Someone had taken it down.
- ❖ Webmaster Jim Stewart asked that residents who have concerns about needed road repairs contact their directors. All of this information will be passed on to the County.
- ❖ Stewart also shared that he had a list of plants which deer did not prefer if anyone was interested in that.
- ❖ Darleen Hartfield (Emerald Pointe) asked about the trees at the entrance. President Rich Rudez stated that the trees had a disease and were dying; those marked with a pink ribbon are already dead. The Board has discussed what might be done. Questions about what to do center on who is responsible for taking down the trees and what type of trees need to replace the existing trees. Landscaping Committee Chair Jim Garrett will be asked to further investigate this issue.
- ❖ Matt Niesen (Brooke Stone) expressed concern that land near his home had been reported to have been purchased by a developer. Other residents assured him that one person had bought five lots so that no one would build nearby.

Sue Dempsey (Emerald Pointe) moved that the meeting be adjourned. Karen Rogers (Emerald Pointe) seconded the motion. The motion passed.

The meeting was adjourned at 11:36 a.m. EST.

Respectfully submitted,
Beverly Smith , Secretary 2023