

Meeting Minutes
Emerald Forest Homeowners Association
Board of Directors
May 26, 2011

Board members gathered at 6:00pm to tour the newly completed renovations to the clubhouse and pool area.

President Judy Matlock called the regular board meeting to order at 6:25pm.

Members Present: Judy Matlock, John Woods, Beth Determan, Jose Vazquez, Cynthia Boyer, Jim Boyer, Sandra Nash, Suzan Reed, and Randy Clark, Tennis Committee Chair. Craig Reed was a guest presenter.

Acceptance of Agenda:

A motion was made and seconded to accept the agenda for the meeting as well as verification and acceptance of the minutes for the regular board meeting of March 24, 2011.

Pool and Clubhouse:

Craig Reed demonstrated and explained the new pool pump outfitted with a pressure regulator. This is expected to provide greater efficiency and energy savings. The broken light in the pool is being repaired and does not pose a danger to swimmers. The bulb will be replaced at the same time to eliminate the need for another service call.

Suzan Reed confirmed that the lifeguards would start at 5:00pm on Friday, May 27. Training has been completed and there are girls among the crew this season. Suzan reported that residents continue to be careless with cleanliness in the pool area. There are ongoing problems with trash from food and drinks brought to the pool. Trash in the area draws ants and also gets into the pool filters. Suzan has instructed the lifeguards to inform homeowners that food and drinks are to be confined to the covered area only.

Suzan reported that there has also been a problem with homeowners bringing excessive guests to the pool without reserving it for a party. The rule is one guest per resident. Those wishing to have larger gatherings at the pool should contact the office to make arrangements.

Tennis Committee:

Randy Clark informed the board that the ropes that tie the windbreakers up are starting to break. The windbreakers are also getting old, discolored, and starting to break. Randy has priced them and brought in samples of available materials for board members to inspect. He suggested that this item be put in the budget for next year. He will use other means to keep them in place in the meantime, such as zip ties.

President's Report:

Judy Matlock told us the Brazos Valley Bombers baseball team has invited Emerald Forest HOA to participate in a neighborhood outing to include a picnic, reserved seats to the game, children's games, and fireworks afterwards. Everyone agreed this would be a fun community event and chose Friday, August 5, to be Emerald Forest HOA Night. Full details and the invitation will be sent out to all resident households.

Judy obtained a preliminary bid to install a water pressure regulator for the clubhouse. She will continue to seek comparative bids.

Judy has been approached by the developer of Emerald Ridge subdivision about the possibility of their residents paying a fee for the use of the Emerald Forest pool and tennis courts. After discussion, the board rejected this idea. The privilege of membership in Emerald Forest HOA and use of its facilities is tied to property ownership and the responsibilities therein.

Vice President's Report:

John Woods presented the bill due Dan Clark Construction for \$10,850 for clubhouse repairs and renovations along with a motion that it be paid. This was seconded and the bill forwarded on to the office manager for making payment.

Rules and Security:

Beth Determan reported that parking and yard violations have both improved. There are no areas of particular concern at this time.

Grounds:

Cynthia Boyer presented the bill due Dan Clark Construction for \$4,150 for power washing and staining the Emerald Parkway fence along with a motion that it be paid. This was seconded and the bill forwarded on to the office manager for making payment.

The sidewalk leading from the clubhouse parking lot has been repaired at a cost of \$350.

Cynthia has concerns about the rosebushes in that area and is considering replacing them with natural grasses.

Front entrance lights have been fixed.

There is a bid of \$400 to straighten the leaning fence but this item will be shelved until next year due to budgetary concerns. Additionally, inspection of the pool area led to the discovery that several of the brick pillars supporting the pool fence are loose and rickety. Cynthia will get bids for stabilizing these pillars.

There were 33 households participating in the community garage sale this year, which is an increase.

Managers Report:

Judy Matlock reported that outstanding HOA dues are expected to be caught up by the end of the year. Several homeowners have established payment plans to bring their dues current. The outstanding balance due at this time is \$6,173.72. One property lien has been removed; three remain in place.

Currently there are sixteen homes for sale and one for lease.

Treasury:

Jose Vazquez presented normal income and operating expense figures for the year to date.

The meeting was adjourned at 7:22pm. The next regular board meeting will be held on July 21, 2011 at 6:30pm.

Respectfully submitted,

Sandra Nash
EFHA Board Secretary

