



EMP Board Meeting Minutes

February 6, 2017

Board meeting called to order at 7:07 p.m. at 7215; members KH, RS, RM and DJ) were present. AE joined at 7:12 p.m.

Approval of minutes – January 2017 minutes were approved as amended, 4-0.

New Business:

Treasurer's Report

Financial Report as of 01/31/2017

Wells Fargo Checking	\$ 43,528.75
W.F. Money Market	\$ 74,590.77
Total EMPOA Funds	\$118,119.52

- 1) All first quarter dues have been paid.
- 2) Move to transfer Q1 dues (\$5,388.25) into reserves; motion, second, approved 4-0.
- 3) Documents have been sent to tax return preparer.
- 4) Reminder that paper bags are required as of March 1, 2017 for yard waste.

Committee Chair Reports and/or Board Discussions

Landscape:

No Report

Other Landscape Business:

- 1) The portion of EMP property along Hwy 123 has been delineated with stakes flagged with pink ribbons.
- 2) The tree that fell at 7200 was left on EMP property (cut into thirds by the county). It is an eyesore and should be removed. Further action considered at a future time.
- 3) Survey costs consumed a portion of their budget which will impact available funds for additional 2017 expenditures.

- 4) EMP HOA insurance does not cover damage to a private home stemming from EMP common property (as confirmed with EMP insurance carrier). This arose from a recently fallen tree that struck 7254. Board discussed the implications of EMP property/landscape components causing damage to resident's personal property that is not covered by insurance and whether to consider an umbrella policy.

Architectural Review: (ARC Chairperson AR addressed Board)

- 1) Application from 7236 to remove deck circular staircase and replace railings; new railing requested to be black composite and staircase not replaced. ARC declined to approve black railing and approached 7236 for other options. 7236 made request for black on the advice of designer. Discussion among Board and ARC Chair about current color regulations. AE research confirmed there are no guidelines for the color of decks/railings. ARC Chair offered documentation regarding its position and a product pamphlet, and requested the Board view the project for themselves. Tabled for this meeting, additional discussion to follow.
- 2) All other ARC requests were electronically approved and ARC has notified the owners. Those were as follows:
 - a. 7202 – installation of new storm door and windows
 - b. 7215 – installation of new front door
 - c. 7217 – Redesign of entry system
 - d. 7222 – installation of new storm door
- 3) KH commented that as EMP addresses revision to overall architectural guidelines it should include a discussion of materials options, colors palate, and differentiating between improvement (that requiring ARC approval) and maintenance (which does not); likewise with roofing materials. ARC will defer to Board to lead that effort.

Long Range Planning:

No report

Maintenance:

- 1) Discussion of the annual maintenance walk-thru (which occurred last summer) and subsequent follow-up. Board to revisit any open issues at a future meeting.

Welcoming:

No report

Disclosure Book:

- 1) Disclosure e-book was issued for 7287.

Safety:

- 1) Board received final proposal regarding the children's play area, which had been reviewed by the Long Range Planning Committee. Final proposal is \$8,015.16 for installation of rebounder wall (in tennis court) and playhouse (likely at the end of alley three). Ensuing debate centered on scale and scope of project vis-à-vis previous proposals more expansive options. Board members would like to explore how deliberations proceeded to determine how the Safety Committee arrived at this particular proposal. Decision to table a vote until the Board confers with the Safety Committee s regarding scale and scope decisions.

Old Business:

- 1) Thus far GG, BZ, KG have agreed to serve on architectural guidelines working group (AGWG). Board will continue to reach out and secure three or four more members. Roofing study will become a sub-set of this group AGWG.

Meeting adjourned at 9:40 p.m.

Respectfully Submitted,
Richard L. Myrland
EMP Board Secretary

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