



# EMP Board Meeting Minutes

May 16, 2017

Board meeting called to order at 7:15 p.m. at 7213; all members (KH, RS, DS, AE and RM) and were present.

**Approval of minutes** – March 2017 minutes were approved 5-0<sup>1</sup>.

**New Business:**

**Treasurer’s Report**

Financial Report as of March 31, 2017

Wells Fargo Checking	\$ 25,316.18
W.F. Money Market (Reserve)	\$ 79,989.22
Total EMPOA Funds	\$105,305.40

Financial Report as of April 30, 2017

Wells Fargo Checking	\$ 49,798.38
W.F. Money Market (Reserve)	\$ 79,994.48
Total EMPOA Funds	\$129,792.86

Discussion:

- 1) All Q2 dues are paid and EMP is in a sound financial position.
- 2) Slight budget overrun in early May do to an increase in insurance premiums, stemming from an increase in coverage as previously decided by the Board (See Feb. 27, 2017 *Special Board Meeting Minutes*).
- 3) No communication from Republic Services re: using paper to bag yard waste.
- 4) **MOTION:** transfer \$5,388.25 from checking to Reserves; second and approved 5-0.

**Committee Chair Reports and/or Board Discussions**

Landscape:

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<sup>1</sup> No April meeting was convened

- 1) Despite as listed on the May meeting agenda, there is no vine eradication contract signed or in place for the vines along Hwy 123. However, discussion on securing bids and estimates to address the issue to allow for budgeting of the expense, which is anticipated to be relatively significant. **MOTION:** have Landscape Committee pursue bids so costs are known and can be accounted for; second, approved 5-0.
- 2) **MOTION:** proceed with removing the three Cryptomeria trees along Hwy 123 that have become diseased by Growing Earth Tree Care; second and approved 5-0.

Architectural Review:

- 1) Discussion on proceeding with the architectural enhancement project (see Feb. 27, 2017 *Special Board Meeting Minutes*). **MOTION:** retain architect Doug Brewer at a cost of \$1,500 and have him meet with three EMP volunteers to begin the process; second and approved 5-0. The current EMP residents who have agreed to serve are GG of 7240, KG of 7217 and EL or DL from 7222.

Long Range Planning:

- 1) No report

Maintenance:

- 1) RS noted that additional progress was made in addressing the manhole behind 7218 and should be completed within the next month. Next one to be addressed is behind 7212.
- 2) Discussion on the subsidence between homes and the pond from about 7218 to 7220. Photos of the initial slope just after initial construction in 1984-85 were viewed and it was agreed subsidence was significant. Repair could include additional rip-rap as well as fill/seeding. **MOTION:** create an ad hoc Pond Bank Committee to address the issue and propose solutions; second and approved 5-0.

Welcoming:

- 1) No report

Disclosure Book:

- 1) Issued for 7248; dues are current, no violations.
- 2) Request for 7256; dues are current however there was some discussion about whether a paint color violation exists. It is currently not believed a violation exists

as it is the original color (since the request it has been suggested that in fact the proposed sale will not be executed).

- 3) Request for 7727 but no communication regarding a pending sale.

Other/Miscellaneous:

- 1) Reports suggest an increase in Zika virus in NOVA, leading to a Board discussion on potential mosquito eradication. RS noted funding such an undertaking is budgeted and if the Board wishes to proceed three bids are required.
- 2) The topic of late-night noise from the American Legion was raised, particularly in light of a recent wedding held at the facility being both extreme in volume and duration. Children were seen on Langley School's property as well as on EMP, leading to rock being displaced and plantings being damaged. Discussion to include Langley School and our County Supervisor (Foust) in addressing the matter, potentially leading to legal action. **MOTION:** formally address the issue, second and approved 5-0.
- 3) An "invisible fence" from a home on Merrimac Street encroaches on EMP property (EMP fence is offset 10 feet inside property line). KH is familiar with the homeowner and will speak with him and follow-up with a letter advising the fence needs to be moved.

**Old Business:**

- 1) Now that bids are in and costs are known for the backer-board and playground proposals, the Board discussed which (assuming EMP had budgeted funds for just one project) it would be inclined to approve. The Board considered demographics of children in EMP and the utility of one over the other. General consensus was that if/when that time comes to approve the Board would opt for the playground as opposed to – and in lieu of – the backer-board, as playgrounds appeals to younger children. No formal motion or vote to proceed until vine removal costs along Hwy 123 is known (see above, item #1 under Landscape).

Meeting adjourned at 9:00 p.m.

Respectfully Submitted,  
*Richard L. Myrland*  
EMP Board Secretary

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