

## EMHA Board Meeting Minutes for 1/25/2007

Attendees: Craig Cox, Chad Gruhl, Christine Vandine (alternate for Glenn Vandine), Gayle Gordon, Freddie Newton

Meeting opened at 7:00 PM

1. Review and approval of November minutes
  - a. Freddie Newton makes motion to approve November minutes.
  - b. Second by Craig Cox
  - c. Motion approved unanimously.
2. Consideration of Nancy Nagel as board secretary
  - a. Gayle Gordon makes motion to accept Nancy Nagel as board secretary.
  - b. Second by Freddie Newton
  - c. Motion approved unanimously.
3. Consideration of final fire station property language; member list to Fire Department
  - a. Fire Department will incur all cost of distributing information about the final language that will be used in the sale of property and its potential use. They will also be responsible for getting all resident signatures that are required.
  - b. The next Newsletter and Letter from President will include information to residents that the board has approved the language and is aware of the Fire Department's contact to residents in regards to getting signatures.
  - c. The member list provided to Fire Department will be information from the Jefferson County Assessor.
  - d. Freddie Newton makes motion to approve final fire station property language.
  - e. Second by Chad Gruhl
  - f. Motion approved unanimously.
4. Covenant enforcement
  - a. Addressed resident letter regarding personal covenant non-compliance as well as that of other residents.
  - b. Board agreed to temporary solution to resident's non-compliance.
  - c. Board will also investigate other resident non-compliance issues.
5. Jefferson County's new groundwater plan. Per Sue Freytag, "it seems to have been seriously weakened, and it doesn't appear that it will affect EM. It is still in the proposal stage, but I don't think anything will come of in now."
  - a. Craig Cox will ask Sue Freytag if she will be willing to follow the water plan as it progresses.
  - b. EMHA will have presence at next county meeting in regard to the new groundwater plan.
6. Bylaw amendment to allow alternate representation at board meetings
  - a. Craig Cox states that allowing alternates will encourage neighborhood participation.
  - b. Board agrees that alternates would be a good idea.
  - c. Must be approved at annual meeting
7. Collecting mail at post office
  - a. Letter from lawyers about \$150 per month retainer – Craig Cox will email them to clarify that we are not retaining them.
  - b. Letter from Evergreen Fire / Rescue in regard to Community Wildfire Protection Plan – Glenn Vandine will contact our neighborhood Foresters to act as contact for HOA.

