

Emerald Park Homeowners Association Meeting Minutes
October 15, 2025

The meeting was called to order by President Jim Mapes at 5:30 p.m. on October 15, 2025. Present at the meeting were board members Jim Mapes, Mike Pertile, John Desch, Robert Archie. Home owners present were Marsha Mapes, Jan Pertile, Linda and Steve Mischke, Jeff Jones, Mark Raichel, Dusty Hill, Xavier Bascunani, Carrie Archie.

Treasurer's Report:

Current bank balance is \$74,709.44. Road work that was done and will be done will cost around \$43,000 which will leave a balance around \$30,000.00

Steve Mischke gave a presentation on an AED that he will be having at his home. He will have it in his garage shop. Everyone is welcome to use it. As soon as he has it set up, I will send an email to the homeowners letting them know about it.

Set HOA fees for 2026:

October is when the HOA fees are set for the coming year. Discussion was held on raising the fees \$50. John Desch made a motion to raise the dues \$50. Mike Pertile seconded the motion. Motion carried. The 2026 HOA fees will be raised \$400.

Old Business:

Discussion was held on the road repair costs and on future repairs. The cost of the road repairs that were recently done will be around \$27,000.00. There will be sealing of the cracks coming soon and that will cost \$15,000. If the roads are not kept in repair, we will end up losing the asphalt.

Snow removal for 2025/2026 was discussed. JimMapes and Roger Caldwell will use their snowblowers for \$75 an hour to do the cleaning out of the places that drift in badly. Jim will call Seasonal Services as needed for snow removal on the roads.

Discussion was held on weed control in the ditches and on lots. The Russian thistle is out of control this year. Mike Pertile will have to change what is being used on the roads for next year as the weeds are becoming resistant to the treatment he uses.

The culvert on the dam road still needs to be removed as per State of Wyoming requirements. Jim may do it next year. It will be slopped instead of having the culvert.

With no further business the meeting was adjourned at 6:16.

Respectfully submitted,

Jan Pertile