

EAGLES CREEK HOMEOWNER'S ASSOCIATION

Board Meeting Minutes

Date: April 1, 2010

Time: The meeting was called to order at 6:10 p.m.

Location: Pablo Creek Branch Library

Board Members in Attendance:

- Chester Spellman
- Bambi Dickinson
- Luke Lokietek
- Matt Carroll
- Jason Taggart

There was a quorum. All five board members were in attendance.

Homeowner(s) in attendance are recorded on a sign-in sheet that was distributed at the meeting. There was one homeowner present (excluding the board).

Board Meeting Minutes:

- Minutes, from the annual meeting, was disseminated in advance to the meeting.
- Bambi Dickinson made a motion to approve the minutes. Jason Taggart seconded the motion. The motion was approved unanimously.

Project Review:

- Luke Lokietek created a Facebook page. It will be the official community Facebook site.
- Discussion ensued regarding the creation of an official community website. The board decided to pursue this project due to community demand. The next step is to release this project for bid. The property management representative, Matthew Ciupak, will receive bids and report back to the board. We will make a final decision next board meeting. Chester Spellman volunteered to be the point of contact for this project.
- The spring community yard sale will be April 24, 2010.
- The board decided to clean-up Ashley Melisse on a quarterly basis.
- The issue of lake maintenance was discussed. The board agreed that the company used to maintain the lake needs to do a better job. Matthew Ciupak will contact them regarding this issue. Matthew Ciupak recommended that the board delay its pursuit of fountains in the lake. The board agreed to put this on hold for the immediate future.
- The topic of improving the Kernan entrance was discussed. It is unknown whether or not the city will expand Kernan near the community. The board agreed that the sod in the island at the Kernan entrance needs to be replaced. Bambi Dickinson made a motion to replace the sod at the Kernan entrance. Matt Carroll seconded the motion. The motion was approved unanimously.

- There is a need to post park rules. The board agreed that a sign explaining the rules need to be posted. Matthew Ciupak will have a sign developed and submit to the board of directors for final approval.
- The issue of lawn maintenance was discussed. Matt Carroll pointed out that the appearance of lawns affects property values. Matthew Ciupak will regularly monitor the lawns in the community and send violation letters when necessary.
- The board agreed that a community directory is not a good idea due to privacy issues and the overwhelming time necessary to maintain the directory.
- The board agreed to have a 4th of July party. The details will be discussed in the near future.
- The next project reviewed was park enhancements.
 - The board unanimously agreed to place a trash can in the park. R&D will empty the trash on a weekly basis.
 - The reader board will be removed and replaced with a small sign listing the park rules.
 - The board agreed to explore the addition of lighting to the area. The next step is to talk to homeowners next to the park, about the need to have lighting, and receive their feedback. The property management company will receive quotes on the addition of lighting. The board will vote on this in the future.
 - The board agreed to abandon the following projects due to the fact that they are too costly and not a priority at the current time:
 - 1) Cabana with picnic tables.
 - 2) Multi-sport field with goals.
 - 3) Landscaping the fence line that borders homeowner's property at the park.
 - There is a need to thin out trees and shrubs at the park. Also, the woods behind the black fence need to be cleaned out as well.
 - The trash needs to be removed behind the black fence. Matthew Ciupak will discuss this with R&D and receive a quote.
 - Matthew Ciupak will receive quotes for the addition of swings (including, but not limited to infant swings). The board will vote on this in the near future.
 - The fence caps at the park will be replaced. The existing ones will be fastened securely.
- The final project reviewed was the improvement of aesthetics on Ashley Melisse. Various improvements will be explored.

Open Forum:

- The board approved the wood fence requested in the Architectural Review request, but denied the vinyl fence. The request was made by Mr. and Mrs. Cox (12513 Cliffrose Trail | Lot 499).

Adjournment:

The meeting was adjourned at 8:13 p.m.