
Eagles Creek Owners Association, Inc. (ECOIA)

A Deed Restricted Community



Annual Membership Meeting
February 19, 2019 – 6:30 p.m.
Abess Park Elementary School – Library
MINUTES

BOARD MEMBERS PRESENT

Brenda Huffine
Sal La Cara
Tom Huffine
Bruce Rodriguez
Steve Millican

**MANAGEMENT
REPRESENTATIVES PRESENT**

Matthew Ciupak, CAM and Blaine Anderson of BCM Services, Inc.

CALL TO ORDER

Tom Huffine called the meeting to order at 6:35 pm and introduced the board members.

PLEDGE OF ALLEGIANCE

Tom led the group in the *Pledge of Allegiance*.

ESTABLISHMENT OF QUORUM

A quorum was not established with 30 lots represented in person or by proxy.

**APPROVAL OF LAST YEARS
BUDGET MINUTES**

Sal made a motion to waive the reading of the 10-09-18 Budget Minutes and approve them as submitted, Brenda seconded the motion, and the motion carried unanimously (5-0).

COMMUNITY UPDATE

Highlights President Tom Huffine reviewed a few things accomplished this year:

- Hired a third party to install the Christmas Decorations for 2018, Hulihan Territory, Inc.
- www.ecawjax.com: Website continues to be updated as needed
- Semi-Annual Two Day Community Garage Sales (April 21-22 and Oct 6-7, 2018): Ads were posted in the Times Union and on Craigslist (Remember the HOA isn't going to do this for 2019.)
- Continued with the Yard of the Month Contest, each month one homeowner is picked and receives a \$25 Home Depot Gift Card. Winners were posted on the website
- Fixed fence vinyl lattice at the Park that was vandalized
- Continue to cut and maintain "dump" area on Arrowleaf Lane twice a year
- Playground fire restitution still being paid monthly at \$200 per month.
- Repaired 80 feet of the 4 foot black vinyl coated chain-link at the park.
- Removed broken spring pony due to vandalism.
- Mowing of Ashley Melisse- Steve made a motion to have Ashley Melisse mowed once a month April- October only for an additional \$429 a month. Bruce Seconded, passed 4-1 with Tom voting no.

Eagles Creek 2019 Annual Meeting Minutes

Financial Update

- As of 12/31/18, the total asset value of Eagles Creek OA was \$169,283 and last year at this time, it was \$157,277. (Please note this number should be around \$146,152 in 2018 because it takes in effect \$23,130 in prepaid 2019 owners dues)
- Cash in Bank as of February 15, 2019- \$191,699
- Assessments receivable outstanding for 2018 made up of 20 homeowners was \$26,568.61 last year at this time it was \$26,059.77.
- Currently there are 6 mortgage foreclosures and 33 bank/rental corporation owned properties... last year at this time there were 5 mortgage foreclosures and 26 bank/corporation owned properties.

ELECTIONS

Since a quorum wasn't present, the board remained the same for 2019.

BOARD OF DIRECTORS

Tom Huffine – *President* (Term Expires 2020)
Bruce Rodriguez – *Vice President* (Term Expires 2020)
Sal La Cara – *Secretary* (Term Expires 2020)
Brenda Huffine – *Treasurer* (Term Expires 2020)
Steve Millican – *Director* (Term Expires 2020)

OPEN FORUM

The following items were discussed:

- Remember to police your neighborhood; do not hesitate to call JSO if you witness any suspicious activity.
- Please remember to put your garbage cans out of view from street when it isn't trash pickup day.
- Pressure wash vinyl fence along Ashley Melisse, Matthew will get scheduled asap.
- Renters- letters go to the homeowners and renters.
- Expanding playground and shelter- The board discuss at a future board meeting.
- Benches along retention pond banks- this is private property not HOA property.
- Repaint the deed restriction/website signs- Matthew will have done asap.
- Trim Shrubs by the American Eagle sign along Ashley Melisse so the lights can be seen. Matthew will have R&D handle.

ADJOURNMENT

- With no further business, the meeting was adjourned at 7:20 p.m.