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# Eagles Creek Owners Association, Inc. (ECOIA)

*A Deed Restricted Community*



**Annual Membership Meeting**  
**February 27, 2018 – 6:30 p.m.**  
**Abess Park Elementary School – Library**  
**MINUTES**

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**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 6:36 pm and introduced the board members.

**PLEDGE OF ALLEGIANCE**

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

**ESTABLISHMENT OF QUORUM**

A quorum was established with 34 lots represented in person or by proxy.

**APPROVAL OF LAST YEARS  
BUDGET MINUTES**

Steve made a motion to waive the reading of the 2017 Budget Minutes and approve them as submitted, Sal seconded the motion, and the motion carried unanimously (5-0).

**COMMUNITY UPDATE**

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

- Had the vinyl fence pressure washed at the park and along Ashley Melisse
- Arrowleaf Pond experienced a fish kill in January due to the freezing temperatures. The lake maintenance vendor sent a crew to remove all fish from the lake banks.
- Installed the signs with BCM's number at park to report any vandalism per the recommendation of a homeowner at last year's annual meeting.
- Hired a third party to install the Christmas Decorations for 2017, Hulihan Territory, Inc.
- [www.ecawjax.com](http://www.ecawjax.com): Website continues to be updated as needed
- Semi-Annual Two Day Community Garage Sales (April 22-23 and Oct 7-8, 2017): Ads were posted in the Times Union and on Craigslist
- 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 lattice at the Park that was vandalized
- Continue to cut and maintain "dump" area on Arrowleaf Lane twice a year

# Eagles Creek 2018 Annual Meeting Minutes

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## Financial Update

- As of 12/31/17, the total asset value of Eagles Creek OA was \$157,277 and last year at this time, it was \$150,716. (Please note this number should be around \$133,021 in 2017 because it takes in effect \$24,265 in prepaid 2018 owners dues)
- Cash in Bank as of February 26, 2018- \$175,012
- Assessments receivable outstanding for 2017 was \$22,492 last year at this time it was \$24,918.
- Currently there are 5 mortgage foreclosures and 26 bank/rental corporation owned properties... last year at this time there were 9 mortgage foreclosures and 30 bank/corporation owned properties.

## ELECTIONS

Matthew Ciupak stated that there was five names nominated prior to the meeting. There was a second for their nominations:

Steve Millican  
Bruce Rodriguez  
Tom Huffine  
Sal La Cara  
Brenda Huffine

Matthew Ciupak opened the floor for nominations, there were no nominations from the floor. There was a motion and second to close floor nominations. There were 5 positions and 5 nominations. Therefore, the following were elected by acclamation:

## BOARD OF DIRECTORS

Tom Huffine – *President* (Term Expires 2019)  
Bruce Rodriguez – *Vice President* (Term Expires 2019)  
Sal La Cara – *Secretary* (Term Expires 2019)  
Brenda Huffine – *Treasurer* (Term Expires 2019)  
Steve Millican – *Director* (Term Expires 2019)

## OPEN FORUM

The following items were discussed:

- Remember to police your neighborhood; do not hesitate to call JSO if you witness any suspicious activity.
- Commercial Vehicles being parked on the street inside the HOA including Semi Trucks. This is against zoning and should be reported to the COJ. (630-City)
- Dogs barking continuously 30 minutes at a time. This is against the law and should be reported to the COJ Animal Control. (630-City)
- A homeowner doesn't think the lake maintenance company (Aquatic Systems) has access for Retention Pond on Eagles Claw Lane. The Board will review this with Aquatic Systems.

## ADJOURNMENT

- With no further business, the meeting was adjourned at 7:24 p.m.