

EAGLES CREEK HOMEOWNER'S ASSOCIATION

Board Meeting Minutes

Date: June 10, 2010

Location: Pablo Creek Branch Library

Board Members in Attendance:

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

Property Manager in Attendance:

- Matthew Ciupak- CAM

Homeowners in Attendance:

- There were three homeowners in attendance.

MEETING AGENDA

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

Proof of Notice: Luke Lokietek put out the board meeting signs at least 72 hours in advanced at the entrances.

Establishment of a Quorum: There was a quorum. Four board members were in attendance.

Pledge of Allegiance

Meeting Minutes: Bambi Dickinson made a motion to approve the minutes. Chester Spellman seconded the motion. Jason Taggart abstained from the vote. The remaining board members voted to approve the motion.

Meeting Purpose: To review several of projects reviewed last meeting since the quotes were not approved.

Budget Review:

- The annual budget of the community is approximately \$112,000.00.
- There is currently \$74,130.82 in unallocated funds. This is a budget surplus from previous years.
- The HOA budget is approximately \$20,000.00 under budget. This surplus would only occur if everyone paid their annual assessment.
- The community will continue to run a surplus even after project expenses.
- Discussion ensued about what is a nominal expense. This refers to the letter from the attorney that approves the HOA to spend a nominal amount on city property.

- With the scheduled, previously approved, projects the unallocated funds will be tapped into by the end of the year. It is projected that there will be approximately a \$60,000.00 budget surplus at the end of this fiscal year.

Old Business:

- The first project discussed was the enhancement at the Blue Eagle entrance. The proposal number is L9156, for a total of \$11,485.00. This differs from the previous quote. The new quote includes landscaping and irrigation. Luke Lokietek negotiated with R&D; this is the best possible price. Jason Taggart made a motion to approve this quote. Chester Spellman seconded the motion. All approved.
- The second project discussed was the landscaping and irrigation at the park. The proposal number is L9253, for a total of \$9,287.00. This is approximately \$1,700.00 more than the previous quote. Bambi Dickinson made a motion to approve this quote. Jason Taggart seconded the motion. All approved.

New Business:

- The board agreed that there will be no additional major community enhancement projects for the remainder of the year.
- Chester Spellman made a motion to allocate funds, not to exceed, \$1,500.00 on landscaping at the Eagles Creek Kernan entrance. Jason Taggart seconded the motion. All approved.
- Bambi Dickinson made a motion to allocate \$788.50 on playground mulch from Southern Recreation. Jason Taggart seconded the motion. All approved.

Adjournment:

The meeting was adjourned at 7:26 p.m.