
Eagles Creek Owners Association, Inc. (ECOA)

A Deed Restricted Community



Annual Membership Meeting

March 3, 2015 – 6:30 p.m.

Abess Park Elementary School – Cafeteria

MINUTES

BOARD MEMBERS PRESENT

Brenda Huffine
Thomas Hiscox
Tom Huffine
Steve Millican
Bruce Rodriguez

MANAGEMENT REPRESENTATIVES PRESENT

Matthew Ciupak, CAM 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 established with 15 lots represented in person and 24 represented by proxy, totaling 39 lots represented.

APPROVAL OF LAST YEARS BUDGET MINUTES

Steve made a motion to waive the reading of the 2014 Budget Minutes and approve them as submitted, Brenda seconded the motion, and the motion carried unanimously (5-0).

COMMUNITY UPDATE

Accomplishments

President Tom Huffine reviewed a few things accomplished this year:

- Playground Fire- Lost playground due to a fire on March 3, 2014, was replaced like new and restitution from the responsible party is being paid each month to OA.
- May 31st Playground Reopening event- light refreshments provided by the Association.
- At American Eagle Entrance, replaced 24- 7 Gallon Italian Hawthorne that were dying.
- Installed all new LED light fixtures at all 3 entrances
- Installed an 8 foot Pic-Nic Table at the park to match existing benches.
- Semi-Annual Two Day Community Garage Sales (April 26-27th and Oct 11-12, 2014) Ads were posted in the Times Union and on Craigs List.
- 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

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- Pressure washed all vinyl fencing, the board hopes to only do this every two years.
- Continue to cut and maintain “dump” area on Arrowleaf Lane twice a year
- Decorated the entrance monuments with Christmas Lights with volunteers throughout the neighborhood

Financial Update

- As of 12/31/14 the total asset value of Eagles Creek OA was \$105,180.42 and last year at this time it was \$117,662.93. (Please note this number should be around \$74,374.75 in 2014 because it takes in effect \$30,805.67 in prepaid 2015 owners dues, in 2013 that number was 94,575.22)
- Cash in Bank as of February 27,2015- \$127,032.78
- Assessments receivable outstanding for 2014 was \$26,791.75 last year at this time it was \$24,636.72. (\$23,635.45 for 2014 only remains as of February 27, 2015)
- Currently there are 19 mortgage foreclosures and 23 bank/rental corporation owned properties... last year at this time there were 16 mortgage foreclosures and 17 bank/corporation owned properties.

ELECTIONS

Matthew Ciupak stated the entire 2014 board requested their name to be added to the ballot before the meeting. A second was made for their nomination at the meeting.

Matthew Ciupak opened the floor for nominations: Sal La Cara. A second was made for their nomination at the meeting. Ballots were casted and results are:

BOARD OF DIRECTORS

Tom Huffine – *President* (Term Expires 2016)
Thomas Hiscox – *Vice President* (Term Expires 2016)
Sal La Cara – *Secretary* (Term Expires 2016)
Brenda Huffine – *Treasurer* (Term Expires 2016)
Bruce Rodriguez – *Director* (Term Expires 2016)

(NOTE: Immediately following the adjournment of the Annual Meeting, the board members decided on the above board positions.)

OPEN FORUM

The following items were discussed:

- Remember to police your neighborhood; do not hesitate to call JSO if you witness any suspicious activity.
- Street light out? Call BCM Services 904-242-0666 with the pole number and address of nearest residence.
- Property insurance for Park Playground and Entrance signs: Matthew had some proposals for property insurance, board elected to table this until the next board meeting.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:35 p.m.