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# Eagles Creek Owners Association, Inc. (ECOIA)

*A Deed Restricted Community*



**Annual Membership Meeting**

**March 1, 2016 – 6:30 p.m.**

**Abess Park Elementary School – Cafeteria**

## **MINUTES**

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### **BOARD MEMBERS PRESENT**

Brenda Huffine  
Sal La Cara  
Tom Huffine  
Bruce Rodriguez

### **BOARD MEMBERS ABSENT**

Steve Millican

### **MANAGEMENT REPRESENTATIVES PRESENT**

Matthew Ciupak, CAM and Darlene Harris of BCM Services, Inc.

### **CALL TO ORDER**

Tom Huffine called the meeting to order at 6:33 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**

Sal made a motion to waive the reading of the 2015 Budget Minutes and approve them as submitted, Brenda seconded the motion, and the motion carried unanimously (4-0).

### **COMMUNITY UPDATE**

#### **Accomplishments**

President Tom Huffine reviewed a few things accomplished this year:

- Playground Fire Restitution-\$320 restitution from the responsible party is being paid each month to OA.
- Discussed the Kernan Road Expansion and the possibility of Girvin Road being expanded.
- Insured the Playground- Lloyds of London Property Insurance was purchased on the playground equipment.
- [www.ecawjax.com](http://www.ecawjax.com)- website continues to be updated as needed. Most recently about the Kernan street widening project added.
- Semi-Annual Two Day Community Garage Sales (April 25-26th and Oct 10-11, 2015) 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
- Fencing repairs at the park- repaired 6' vinyl fencing that was vandalized and repaired the 4' black vinyl coated chain link that was vandalized and had a tree fall on it from the conservation area.

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- American Eagle Washout-Rip rap will fill the washout that is occurring in two places on American Eagle Way. Will have it repaired once the water level goes down.
- American Eagle Entrance Sign repair- Top of sign was falling off, reattached brick with additional mortar.
- Continue to remove dead trees from the park- HOA doesn't want to remove them but due to liability issues, if dead, will remove them. Did it once in Jan 2015 and once in Dec 2015.
- 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 12/31/15 the total asset value of Eagles Creek OA was \$132,067.48 and last year at this time it was \$105,180.42. (Please note this number should be around \$108,793.31 in 2015 because it takes in effect \$23,274.17 in prepaid 2016 owners dues)
- Cash in Bank as of February 26, 2016- \$140,246.59
- Assessments receivable outstanding for 2015 was \$27,445.21 last year at this time it was \$26,791.75. (\$23,427.36 for 2015 only remains as of February 26, 2016)
- Currently there are 10 mortgage foreclosures and 32 bank/rental corporation owned properties... last year at this time there were 19 mortgage foreclosures and 23 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 2017)  
Bruce Rodriguez – *Vice President* (Term Expires 2017)  
Sal La Cara – *Secretary* (Term Expires 2017)

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Brenda Huffine – *Treasurer* (Term Expires 2017)

Steve Millican – *Director* (Term Expires 2017)

*(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.
- Semi-Annual Two Day Community Garage Sales for 2016 will be April 23-24 and October 8-9. Ads will be posted in the Times Union and on Craig's List. A flyer will be mailed to the entire neighborhood with the 2016 spring letter for both dates.
- Street light out? Call BCM Services 904-242-0666 with the pole number and address of nearest residence.
- For the courtesy of your neighbors, please do not park on the road especially on Soaring Flight Way.
- The board meeting signs will be posted at the three entrances at least 48 hours prior to the 2017 Annual meeting.

## **ADJOURNMENT**

- With no further business, the meeting was adjourned at 7:30 p.m.