

# EAGLES CREEK HOMEOWNER'S ASSOCIATION

## Board Meeting Minutes

**Date:** May 13, 2010

**Time:** The meeting was called to order at 6:01 p.m.

**Location:** Pablo Creek Branch Library

**Proof of Notice:** Luke Lokietek put out the board meeting signs at least 48 hours in advanced at the entrances.

**Board Members in Attendance:**

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

There was a quorum. All five board members were in attendance.

**Property Manager in Attendance:**

- Matthew Ciupak- CAM

**Homeowners in Attendance:**

- Jodi Rodriguez
- Linda

Matthew Ciupak, with the property management company, BCM Services, was also present.

**Meeting Purpose:**

- To review various projects discussed at the annual board meeting and decide which of these projects to pursue.

**Budget Review:**

- The net income at the end of last fiscal year was: \$75,000.00.
- There is currently \$133,000.00 cash in the bank.
- The average monthly bills for the community run about: \$7,000.00
- There is currently approximately \$30,000.00 in uncollected assessments of which \$15,000.00 most likely will not be collected.
- There is \$10,000.00 in this year's budget as a contingency fund and \$6,610.00 for misc maintenance.
- It is projected that there will be a \$65,000.00 net income at the end of this fiscal year. This does not include any additional receivables.

**Project Review:**

- The first proposed project was to extend landscaping at the Ashley Woods entrance at Soaring Flight. This project has been delayed and temporarily suspended due to the fact that the HOA does not own the property on Soaring

Flight at the Arrowleaf intersection. If the owner will deed the property to the HOA this project may be addressed at a later time.

- The next project reviewed was the landscaping upgrades to the Blue Eagle entrance. The company that would do the work is R&D. R&D will guarantee their work. This project does not include signage at the Blue Eagle entrance. (The owners would have to deed the land to the HOA.) This project consists of landscaping on city property. This project also entails removing trees on city property that is on the property owner's fence line. The removal of those trees is contingent on speaking with the homeowners and receiving written approval. The

HOA received a letter from an attorney stating that a nominal amount of HOA funds can be spent on city property.

- Landscaping upgrades (Proposal L9156) for a total of \$9,359.00.
- Irrigation installation (Proposal I9135) for a total of \$1,760.00.

Jason Taggart made a motion to approve the landscaping proposal for the Blue Eagle entrance. The total amount that can be spent is \$11,000.00. The removal of the trees is contingent on written approval from the homeowner. Also, the city must be notified. Bambi Dickinson seconded this motion. It passed unanimously.

- The third project was park improvements. The company that would do the landscaping upgrades and irrigation installation is R&D. The company that would do the park equipment upgrade is Southern Recreation. The park equipment entails expanding the original structure, adding a bucket seat, installing mats under the swing and an additional spring loaded animal seat.
  - Landscaping upgrades (Proposal L9157) for a total of \$5,557.00.
  - Irrigation installation (Proposal I9135) for a total of \$1,980.00.
  - Park equipment upgrade for a total of approximately \$16,000.00.

Bambi Dickinson made a motion to approve the irrigation installation, landscaping upgrades and park equipment upgrade. Matt Carroll seconded the motion. It passed unanimously.

- The next project was the development of a website. The proposal from Jeff Venn was the one selected. The HOA received several quotes and his was the most reasonable.

Chester Spellman made a motion to approve Jeff Venn's proposal for the creation of a website for the community. He also moved that the monthly hosting and web maintenance for \$89.00 be accepted. There will not be a contract; it will be a month by month agreement. Bambi Dickinson seconded the motion. It passed unanimously.

The board agreed to give the website a one year trial. If the statistics do not reveal that the community is utilizing this site then it can be cancelled after one year.

**Open Forum:**

- The next community garage sale is October 2, 2010.
- The website and the Facebook page will be advertised via a summer newsletter and again in January when statements are mailed out.

**Adjournment:**

The meeting was adjourned at 6.58 p.m.