

EAGLE'S CREEK OWNERS ASSOCIATION, INC.

A Deed Restricted Community



October 4, 2016 @ 6:30 p.m.

BCM Conference Room

Minutes

Board Members in Attendance:

- **Bruce Rodriguez**
- **Tom Huffine**
- **Brenda Huffine**
- **Sal La Cara**

Property Manager in Attendance:

- **Matthew Ciupak- CAM**

Guest in Attendance:

- **Tiffany Jackson**

Call to Order- Tom Huffine called the meeting to order at 6:33 p.m.

Proof of Notice- Tom Huffine put out the board meeting signs at least 48 hours in advanced at the entrances and was posted on the website.

Establishment of a Quorum- A quorum was established based on the attendance of the board, 4 out of 5 board members were present.

Pledge of Allegiance- Tom Huffine led in the Pledge of Allegiance.

Approval of prior minutes- Meeting Minutes from March 1 approved based on a motion made by Brenda and seconded by Bruce, and the motion passed as the entire board present was in favor.

Playground Fire Restitution Payments- Sal made a motion to have Attorney Lisa Horan explore the options not to exceed \$500 in her legal fees to make the party who was responsible for the playground fire current on their restitution payments. Seconded by Brenda, motion passed as the entire board present was in favor.

Homeowner Violations- Tom made a motion to send a homeowner on Eagles Claw Lane to pre-suit mediation for the condition of their property/yard to Attorney Lisa Horan's office to not exceed \$1,250 in legal fees. The motion was seconded by Sal, passed as the entire board present was in favor.

2017 Budget- The 2017 Budget was approved as presented based on a motion made by Brenda and seconded by Bruce, and the motion passed as the entire board present was in favor. Dues remain the same for 2017 at \$166 per homeowner.

2017 Annual Meeting Date- the Annual meeting for 2017 is tentatively scheduled for February 28, 2017 at 6:30 p.m. based on the availability of the school.

Holiday Season Decorations- Bruce made the following motion that Tom will perform a full audit on the existing holiday lights and will replace any nonworking lights while working off a \$500 budget, Sal seconded it, and motion pass as the entire board present was in favor. Volunteers are need to help decorate. Guest Tiffany Jackson, volunteered her husband James to help. A newsletter flyer will be mailed out to all owners announcing the date for the Entrance Decorating, Fall Garage sale, and important reminders going into the winter for each homeowner who lives in a deed restricted community.

Adjournment of the Board Meeting- Adjournment of the board meeting at 7:10 pm