

EAGLE'S CREEK OWNERS ASSOCIATION, INC.
A Deed Restricted Community



Board Meeting
September 23, 2013 @ 6:30 p.m.
BCM Conference Room

Minutes

Welcome

Board Members in Attendance:

- **Steve Millican**
- **Bruce Rodriguez**
- **Tom Huffine**
- **Brenda Huffine**
- **Thomas Hiscox**

Property Manager in Attendance:

- **Matthew Ciupak- CAM**
- **Denise Wallace- President of BCM**

Homeowners in Attendance:

- **Linda Bredl**

Call to Order- Tom Huffine called the meeting to order at 6:35 p.m.

Proof of Notice- Tom Huffine put out the board meeting signs at least 48 hours in advanced at the entrances, exact date was Friday, September 20, 2013.

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

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

Approval of prior minutes- Annual Meeting minutes from February 2013 were approved based on a motion made by Thomas and seconded by Brenda, and the motion passed as the entire board was in favor.

2014 Budget- The 2014 Budget was approved based on a motion made by Bruce and seconded by Steve, and the motion passed as the entire board was in favor. Dues remain the same for 2014 at \$166 per homeowner.

2014 Annual Meeting Date- the Annual meeting for 2014 is tentatively scheduled for February 25, 2013 at 6:30 p.m. based on the availability of the school.

Holiday Season Decorations- Thomas 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, Bruce seconded it, and motion pass as the entire board was in favor. Volunteers are need to help decorate.

Collection Agency- Steve made a motion to terminate the current collection agency (ACR) and hire Lippelman Horan, P.L. to do all collections. Thomas seconded, and the motion passed as the entire board was in favor. There will be a \$50 set up fee for each account that goes to the attorney. Also, 90 days' notice must be given to ACR. Thus, Lippelman Horan, P.L will be able to begin collections on January 1, 2014.

Landscaping- Tom made a motion to have new mulch installed and the "dump area" cut. Thomas seconded this motion, and the motion passed as the entire board was in favor.

Yield Pedestrian Sign, Kernan Entrance- Steve made a motion to install a sign at the entrance off Kernan that reads "Stop here and yield to pedestrians." Bruce seconded this motion, and the motion passed as the entire board was in favor. This area at times can be very dangerous.

Signs Only Deferred Maintenance Bank Account- Steve made a motion to have a new bank account where the funds could only be used when needed on an entrance monument throughout the neighborhood. He would like to see \$25,000 fund this account. This motion was tabled until a vote at the Annual Meeting between the board.

Adjournment of the Board Meeting- Adjournment of the board meeting at 8:15 pm