
Eagles Creek Owners Association, Inc. (ECOA)

A Deed Restricted Community



Annual Membership Meeting with Board Meeting to Follow

April 15, 2024 – 6:30 p.m.

Pablo Regional Library

MINUTES

BOARD MEMBERS PRESENT	Brenda Huffine, Tom Huffine, Donna Smith, Lanette LeMay, Jonathan Lang
MANAGEMENT REPRESENTATIVES PRESENT	Amanda Goodson of BCM Services, Inc.
CALL TO ORDER	Tom called the meeting to order at 6:45 pm and introduced the board members.
PLEDGE OF ALLEGIANCE	Tom led the group in the <i>Pledge of Allegiance</i> .
ESTABLISHMENT OF QUORUM	A quorum was not established with only 42 lots represented in person or by proxy. With a quorum of the Board, the Board Meeting commenced.
APPROVAL OF MINUTES	Jonathan made a motion to waive the reading of the 9/26/2023, Board Meeting Minutes and approve them as submitted, Brenda seconded the motion, and the motion carried unanimously (5-0).
COMMUNITY UPDATE	<p>President's Report, delivered by Tom highlighted the 2023 year.</p> <ul style="list-style-type: none">• A new contractor was hired to do the Christmas lights as they were 40% less expensive than previous years. There seemed to be some issues with the lights not staying on. Estimates from new companies will be obtained and the Board will decide who will be selected.• Continued with the Yard of the Month Contest, each month one homeowner is picked and receives a \$50 Home Depot Gift Card.• Mailbox clusters on Arrowleaf Lane were replaced due to being hit by a car. The damage was just under \$22k and the drivers insurance reimbursed the HOA \$10k. The remaining \$12k was spent from contingency funds. Amanda looking into installation of bollards at each mailbox cluster.• Restitution from the Fire at Playground- Collected \$15,137.50 outstanding \$12,475.03. The state dismissed the juvenile case and restitution payments stopped. The Board made the decision to write off the remaining balance owed as it would be very expensive to file a law suit to attempt to collect.• 2nd trash can installed at the park.• Working on obtaining estimates to install deep wells to service the irrigation system. This will cost up front but save \$12k annually in water expense.

ELECTIONS

Being that there was no quorum of the membership present, there was no election.

The 5 current Board members expressed their desire to continue serving via acclimated.

BOARD OF DIRECTORS

Tom Huffine – *President* (Term Expires 2025)
Lanette Le May – *Vice President* (Term Expires 2025)
Jonathan Lang – *Secretary* (Term Expires 2025)
Brenda Huffine – *Treasurer* (Term Expires 2025)
Donna Smith – *Director* (Term Expires 2025)

Positions above were assigned based on a motion from Tom, seconded by Jonathan, the motion carried unanimously (5-0)

OPEN FORUM

The following items were discussed:

- Trash cans at the park are not being emptied weekly. Amanda has been in touch with the landscape contractor to ensure these are emptied each visit, weekly or bi-weekly depending on the season.
- Lakes have been having algae blooms. Lakes recently treated and pond 1 recently experienced a fish flop. Solitude, the lake contractor is looking into this. Access to this pond is located on the foreclosure property at present. Amanda is going to research where the actual access easements are and request the homeowners on these lots clear the easement of any obstructions.
- Is there a limit on the number of rental houses allowed in the community? No, the documents are silent on rentals.
- Discussion ensued regarding the quorum requirements. Amanda explained that 30% of the voting interests or 202 homes must be represented in person or by proxy to achieve a quorum. Without a quorum, an election cannot take place and the current Board remains by acclimation.
- What is the CCR violation enforcement procedure? Amanda does neighborhood inspection each month accompanied by at least 1 member of the Board. Inspections are done based on what can be seen from the street as we are not authorized to enter onto private property. Courtesy reminder, first violation, second violation and final violation notices are issues then referred to the Attorney for further notices to be issued and any other escalation necessary for enforcement. The HOA is not set up appropriately to have a Fining Committee. This would require a membership vote to amend the documents.
- Homeowners would like to have the next meeting at the park in the community or a venue closer to the community.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:57 pm based on a motion from Tom, second from Jonathan, all in favor, passed 5-0.