

**Eagles' Reserve Homeowner's Association, Inc.**

**Board of Trustees Monthly Meeting**

**Virtual meeting:**

**August 11, 2020 7:00 PM**

**Minutes**

1. **Call to Order and Certify Quorum** - The meeting was called to order at 7:04 pm by President Len Demchak. Demchak announced there was a quorum, and notice was posted as required. Present were: L. Demchak, P. Ehrman, S. Leonard, H. Riner, D. Morgan, L. Schmid. R. Khawan and L. Sirna joined the meeting in progress. D. Fedash, represented Ameritech. Several residents participated at various times during the meeting.
2. **Approval of Minutes** – A motion was made by Leonard, seconded by Riner to approve the July minutes. All approved.
3. **Board Member Reports:**
  - a. **Treasurer** – The report was reviewed and has been posted on eaglesreserve.info/reports. Leonardo reported we are \$14,573 over budget on income and \$17,935 under budget for expenses. A 2021 budget meeting will be held sometime in August.
  - b. **North Board** – Demchak reported there was nothing new to report.
  - c. **Legal** – Leonard stated there is nothing in collections. Nothing new to report on the owner maintenance lawsuit.
4. **Ameritech Report:**
  - a. **Monthly update** – A claim has been submitted to our insurance company for the front gate. The owner (Quest Diagnostics) has not responded to DeFurio's letter so the insurance company will investigate and track down the owner. It will be another 3-4 weeks before the new gate is installed.
  - b. **Review of tracker** – The tracker seems to be working well for responding to work orders and follow up.

**Unfinished Business:**

1. **Light post repairs** 1710, 1729, 1742, 1744, and 1746 Arabian – Fedash reported all have been repaired.
2. **Update on landscaping:**
  - a. Lago Vista Phase III will start within the next two weeks.
  - b. Trimming back the preserve on LV – This is scheduled to begin Aug. 19-20.
  - c. Trimming the preserve behind Arabian – Areas on Arabian have been identified and will be trimmed when the LV trimming is being done.
  - d. Oak Tree Trimming – WestCoast provided an estimate of \$2,950 for the oak trees and a stump. Demchak made a motion to approve the bid, Leonard seconded. All approved.
  - e. Lago Vista Phase IV – Demchak made a motion to proceed for an amount not above \$10,000, seconded by Khawan. All approved.
3. **Bubbling paint** - A letter was sent to all LV owners asking to identify any areas in need of the repairs. Eleven walls have been identified to date. Action item: Leonard is getting estimates for repairs.
4. **Fence around pool equipment and pool area** – Nothing new to report.
5. **Drainage for sidewalks on north side of Arabian** – Two sites were approved last month. Ehrman made a motion to approve two more for a total of four, seconded by Khawan, all approved.
6. **Security system bids/Neighborhood security** – Trespassers at the pool at night are an ongoing problem. Fedash got another proposal for the security cameras at the pool, parking lot, back wall and the front entrance to ER. All files will be stored on a DVR. There is no cost for storage. Internet access will cost about \$100 per month. There is no electricity at the Arabian parking lot so it will not

be included. Signs will be posted. Ehrman made a motion to go ahead with the security camera installation at a cost of under \$10,000. Riner seconded. The motion was passed with a majority vote. Fedash also presented a bid for a security company patrol the neighborhood after hours at night for \$30 each drive through. Demchak proposed we sign a three-month trial contract for \$3,300. Riner seconded, all approved. Motion detector flood lights will also be installed at the pool as a deterrence.

7. **Renewal of HOA documents** – Demchak has the forms to submit to the attorney to proceed.
8. **Funds transfer** – Leonardo has the forms to sign and she, Riner, Demchak and Ehrman will sign.
9. **General maintenance and repairs draft policy** – Tabled until the budget meeting.
10. **South Wall painting update** – Fedash has two bids, Island Paints for \$4,175 and Munyan for \$2,975. Demchak made a motion, seconded by Khawan to proceed with Munyan. All approved. The wall will be painted the same color it is now.
11. **Solitude Lake Management** – Fedash is still waiting for a response.
12. **Rental policy and management** – Rental policy was discussed. Action item: Fedash will send a letter to all ER owners reminding them of the rental policy.

**New Business:**

1. **Architectural review for lanai at 1725 Arabian** – As there was no plan submitted, the board felt they could not approve the request. Action item: Fedash will ask the owner to submit a graphic of what they plan to install and the board will review next month.

**Announcement:** Next meeting is September 8, 2020 - 7:00 pm.

**Adjourn:** The meeting adjourned at 9:22 pm