

Eagles' Reserve Homeowner's Association, Inc.

2021 Budget Adoption Meeting

Virtual meeting

December 8, 2020 - 7:00 PM

Minutes

The meeting was called for the purpose of final approval and adoption of the 2021 budget.

1. **Call to Order and Certify Quorum** - The meeting was called to order at 7:12 pm by President Scott Leonard. Leonard noted we had a quorum. Present were: S Leonard, P. Ehrman, L. Schmid, L. Sirna and R. Khawan. D. Leonardo and D. Morgan were absent. D. Fedash, represented Ameritech. Several residents participated at various times during the meeting.
2. **Proof of Notice** – Fedash noted a mailing was sent out to all owners with a copy of the budget and meeting information.
3. **Vote to Waive Financial Reporting** – After some discussion about having an audit this year and that several proxies had been sent waiving the audit and financial reporting, the board determined it was in our best interest to proceed with an audit of 2020. Reasons for proceeding included that we recently finished a major budgeted landscape project, we have \$5,000 budgeted for the audit, and we did not do an audit in 2019. A motion was made to proceed with the audit by Ehrman, seconded by Khawan, all approved.
4. **Approval of 2021 Budget** – After answering several questions from owners about the proposed budget, a motion was made by Leonard to approve the 2021 budget, seconded by Sirna. All were in favor.
5. **Adjournment** – The meeting was adjourned at 7:51 pm.

Board of Trustees Monthly Meeting

Virtual Meeting

December 8, 2020 - 7:51 PM

1. **Call to Order and Certify Quorum** - The meeting was called to order at 7:52 pm by President Leonard. Leonard noted we had a quorum and notice was posted as required. Present were: S Leonard, P. Ehrman, L. Schmid, L. Sirna and R. Khawan. D. Leonardo and D. Morgan were absent. D. Fedash, represented Ameritech. Several residents participated at various times during the meeting.
2. **Approval of Minutes** – A motion was made by Schmid, seconded by Sirna to approve the November minutes. All approved.
3. **Board Member Reports:**
  - a. **Treasurer** – Our income is above target and expenses are below.
  - b. **North Board** – Leonard attended the meeting. There was nothing new to report.
  - c. **Legal / collection** – We had suspended legal actions and penalties for late and unpaid fees until the end of the year due to the pandemic. Letters will be sent to all those in arrears in January stating payments need to be caught up and late fees will begin being charged again. Our attorney is following up on two units with stucco issues as well as obtaining proposals for repairs from contractors for the other legal issue.
  - d. **Finance** – Nothing to report.
4. **Ameritech Report:**
  - a. **Monthly update/ tracker** – The security patrol is still doing random checks with no incidents reported. It was decided to keep up the patrol until after the new, higher pool fence is in place.

Eleven courtesy notices were hung on doors for visible garbage cans and one trailer. WestCoast has addressed most of the work order requests. Two stumps are to be removed Jan. 8. Additional items are reported below.

### **Unfinished Business:**

#### **1. Update on landscaping:**

- a. Lago Vista Phase IV & V – WestCoast still has some warranty items to work on.
  - b. Misc. items – A few owners are waiting for their landscape requests to be completed, including new sod, stump grinding, tree trimming. WestCoast did not charge us for the extra mow day in November or the clean up from the storm. Biweekly mowing will continue until April 15. WestCoast will be asked to revisit the reserve cutbacks on Arabian and Lago Vista as it was thought not enough was cut back on either area. Action item: Fedash will contact Mike Hemmer about this. It was suggested a board member be involved in the process to make sure cutting is done to our satisfaction. It was also mentioned that our island entrance area needed to be made more attractive next year.
2. **Bubbling paint repair estimates** – Leonard reported most of the bubbling paint is from water leaking into the walls through rusty lanai screws. As there is question as to the HOA's liability, Leonard is still working with our attorney on a solution.
  3. **Driveways** - Fedash, Ehrman and Leonardo met with Paver Solutions to look at samples and discuss replacing the concrete driveways on Arabian with pavers using money in our reserves specifically marked for this. Any such change would need to be approved by a majority of the community. Should this project get approved, Arabian drives would be replaced first as Phase I, with all drives on Lago Vista being replaced in Phase II so all matched. Paver Solutions will measure the areas and get back to us with firm quotes for driveways, walkways, and sidewalks. Fedash will consult with another vendor as well as with our attorney about our intent. More information will be provided later.
  4. **Sidewalk, driveway cleaning update** – H2O finished the concrete on Arabian and will do LV next week. Garage roofs will be done in January due to Christmas decorations on some homes. Touch ups will also be done then.
  5. **Road gutter crack repair** – Fedash will meet with a handyman next week to try to patch some spots.
  6. **Pool fence update** – The pool fence is scheduled to be installed mid-February. The pool will need to be closed for about a week during the installation.
  7. **Front gate** – Inside storage is not available to store a spare gate. No solution to outside storage in ER was determined. Action Item: Fedash will measure and see if the replacement gate can fit on the side yard where the decorative gate currently is. It was also reported that the lights are out on the bottom of the exit gate. Action item: Fedash will have them checked.
  8. **Pool equipment cover** – The fiberglass cover over the pool equipment in the parking lot is broken and in need of replacement. Triangle pool recommends replacing the entire unit since replacement parts are unavailable. Fedash is getting estimates.
  9. **Annual Meeting mailout** – Fedash presented the procedure for the January annual meeting and voting of new board members. A mailout will go out this week with candidate forms and instructions. As the meeting will be a Zoom meeting, no nominations will be taken from the floor. A final mailing will go out with candidate names to vote and return to Ameritech.

### **New Business:**

1. **Trash service** – Ehrman noted that Morgan was interested in looking into having one trash service for the entire community, so all cans are out and back in the same day. This was tabled until Morgan can present her findings.
2. **New resident welcome package update** – Ehrman remarked that we need to update the new resident handout with more specific information detailing what responsibilities the HOA and individual owners are responsible for. Several new owners have been confused as to what they can

expect the association to pay for. There also needs to be more information summarizing our documents and rules. Ehrman has requested a copy of the current package to see what needs to be changed. All agreed that updates were needed. Fedash will send Ehrman a sample from another community to look at.

Liz Sirna recognized the efforts spearheaded by Patricia Argo and Jenni Marshall in purchasing and installing the beautiful holiday lights and display at our entrance. All were appreciative of their efforts.

**Announcement:** Next meeting is January 12, 2021 - 7 pm. The 2021 Annual HOA meeting and election of board members will precede the regular monthly meeting.

Adjourn – The meeting was adjourned at 9:08 pm.

Respectfully submitted by Pat Ehrman, Secretary.