

Eagles' Reserve Homeowner's Association, Inc.
Board of Trustees Monthly Meeting
June 9, 2020 - 7:00 PM

Virtual meeting – Minutes

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:07 pm by President Len Demchak. The president 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. D. Fedash, represented Ameritech. D. Leonardo was not in attendance.

Residents in attendance: Several residents participated at various times throughout the meeting.

2. **Approval of Minutes:** Demchak made a motion to approve the May minutes, seconded by Leonard. All in favor.

3. **Reports:**

- a. **Treasurer** - The report was reviewed and has been posted on eaglesreserve.info/reports.
- b. **North Board** – Demchak will ask the North Board to pay to trim shrubbery along the reserve behind the Arabian townhomes. There is some controversy about who is responsible for reserve trimming as our documents seem to reflect the North Board should pay yet they disagree.

Demchak noted their legal documents need the 30-year renewal.

Demchak reported that when he walked the property with Fedash and Mike Hemmer from Westcoast only two drain holes were found in the dividing wall between the villas and the homes in Eagle Trace that direct excess groundwater to drain into Eagles Reserve. When it rains water drains into our neighborhood through these holes. No conclusions were made as to any action on this matter.

The North Board would like email addresses of Eagles Reserve owners to send information. **Action item:** Demchak will write a letter to be sent to Eagles Reserve owners asking them to send current contact information including emails so we can compile an accurate list. Ehrman currently has the most up to date list but it is not complete.

- c. **Legal** – The owner that was in arrears paid in full and has been sent a release of lien and the file has been closed.
4. **Ameritech Report** – Fedash submitted a status report that included a list of homeowner property violations based on his June 8 inspection of the neighborhood. Violation letters will be sent to the owners. It was decided that Demchak, Riner and Khawan will receive the violation notices from Fedash for approval before mailing. A discussion ensued about HOA rights and responsibilities for entering homeowners' backyards to check for maintenance issues, particularly those gated yards of villas. Our documents give the right for a board member to enter a property, but the question is what responsibility the board has for inspections and giving notice for repairs for such things as mildew, torn screens, etc. The group agreed that the fenced villa yards are private as opposed to the backyards of all the townhomes. The Board agreed that we want to be proactive in keeping the neighborhood properly maintained but want to respect the owner's privacy and property. **Action Item:** Committee will review letters to be sent and the board will discuss further at future meetings.

Fedash reported he has received five work requests using the new procedure. Some were for items not the HOA's responsibility and owners were notified of that. Fedash suggested once a policy is finalized for maintenance under Section 8.2 of our Documents, that owners be notified of the new policy and it be posted on the website. Additional items were discussed as noted below. Fedash also submitted a request tracker for Board review.

Unfinished Business:

1. **Update on committee inspections of driveway repairs on Arabian** – Leonard gave a summary of the committee's initial recommendations. Final recommendations will be part of the policy recommendations for section 8.2 of our Documents. Suggestions: setting criteria for the type of construction (3000 PSI); HOA repairing damaged sections if uneven or cracks are over ½"; HOA contributing a nominal amount to an owner for complete replacement. Any replacements would need to be approved by the board. Leonard also stated that drainage from cracks in the driveways (water intrusion) is not the responsibility of the HOA. Allowing Arabian owners to install pavers was mentioned. **Action item:** This item will be discussed further at a future meeting.
2. **Light post repairs 1710, 1729, 1742, 1744, and 1746 Arabian** – Fedash has sent letters to all owners with the name of a contractor for repairs. 1754 Arabian has been added to the list of homes needing these light posts fixed.
3. **Update on landscaping:**
 - a. **Dead palm trees** – Completed.
 - b. **Lago Vista phase II** – The quote was around \$7,000. Owners input has been considered and the project is in progress.
 - c. **Palm tree trimming** – Delayed due to rain but should begin within the next few weeks.
 - d. **Lago Vista Phase III** – Planning is in progress.
 - e. **Tree trimming behind Arabian** – Will be discussed with the N. Board. WestCoast will be asked to submit a quote.
4. **Bubbling paint issues update** - Leonard gave an update and will provide a recommendation on how to move forward to close out this issue next month.
5. **Fence around pool equipment and pool area** – Fedash/Demchak noted they are having a difficult time getting estimates. No recommendations at this time.
6. **Damaged gate 1724** – Owner is waiting for a second bid which is slow to come due to his being a small job and not a priority for contractors.
7. **Communication and expectations from Ameri-Tech** – The new procedures seem to be working well. Fedash conducted a property inspection on June 8, is keeping a spreadsheet of owner requests and is reporting to the board as recommended.
8. **Slippery Sidewalks** – During the June 8 walk through of the neighborhood approximately 10 homes were found to have drainage issues that impacted the sidewalks. Demchak noted that the HOA is responsible for maintaining the sidewalks. **Action item:** Fedash to get estimates for drainage solutions.
9. **Sod replacement 1743 Arabian** – Due to all the rain, the property is flooded, and sod cannot be installed until the owner rectifies the problem. Fedash supplied photos of the flooded area. No action needed at this time.
10. **Funds transfer** – to be discussed at a special meeting.

New Business:

1. **Renewal of HOA documents** – Our documents are up for the 30-year renewal next July. **Action item:** Demchak will follow up with our attorney and advise the board on how to proceed.
2. **Security Concerns around pool and in neighborhood in general** - An owner contacted Ameritech about kids being in the pool at 10:00 pm after the dusk closure time and leaving the pool gate propped open with a brick. A discussion ensued about security in general. Demchak polled the board members to see who was in favor of having security cameras at the pool, tennis courts, parking lots and front gate. Most members were in favor. Front gate hours were also discussed. A motion was made by Demchak, seconded by Leonard to change the front gate hours to close at 8:00 pm instead of 10:30 pm and open at 6:00 am. A vote was taken with all approving except for Morgan who abstained. **Action items:** Fedash will have the gate hours changed. Khawan will draft a letter to owners reminding them of pool and tennis court etiquette and new hours for gate closure. The letter will include the instructions to open the gate without an opener. Fedash will contact security companies to get recommendations and bids.

On Hold:

1. Payment Relief to be reviewed again in July
2. Review potential 2020 projects - Demchak/Khawan

Announcement: Next meeting is July 14, 2020 - 7:00 pm. Location to be determined.

The meeting was adjourned at 9:24

Respectfully submitted by Pat Ehrman, Secretary.