

Eagles' Reserve Homeowner's Association, Inc.
Board of Trustees Monthly Meeting
Virtual meeting
October 15, 2020 - 7:00 PM

Minutes

1. **Call to Order and Certify Quorum** - The meeting was called to order at 7:07 pm by President Len Demchak. Demchak announced there was a quorum, and notice was posted as required. Present were: L. Demchak, P. Ehrman, D. Leonardo, H. Riner and D. Morgan. L. Schmid and L. Sirna joined the meeting in progress. S. Leonard and R. Khawan were absent. D. Fedash, represented Ameritech. Several residents participated at various times during the meeting.
2. **Approval of Minutes** – A motion was made by Demchak, seconded by Riner to approve the September minutes. All approved.
3. **Board Member Reports:**
 - a. **Treasurer** – It was reported that our income is above target and expenses are below.
 - b. **North Board** – There was nothing new to report.
 - c. **Legal** – No accounts are currently with the attorney. The Board is to have a zoom call with our attorney to discuss the owner maintenance lawsuit.
 - d. **Finance** – Riner reported that he, Leonardo and Demchak participated in a call with Schwab to discuss low-risk recommendations for investing our reserves in a manner that would give us quick access should it be needed.
4. **Ameritech Report:**
 - a. **Monthly update/ tracker** - 28 work order requests came in from September 1 – October 14. Requests were forwarded to WestCoast Landscape, Lambert Roofing or handled by D. Fedash. Additional items are reported below.

Unfinished Business:

1. **Update on landscaping:**
 - a. **Lago Vista Phase IV** – A proposal from WestCoast for \$18,772 was submitted to complete the landscaping on Lago Vista. A motion was made by Demchak, seconded by Sirna to approve, all in favor. This last project will begin on Monday, Oct. 19 and should take about two weeks. Work will include replacing dead or failing warranty plants and open work order requests.
 - b. **Misc. items** – A motion was made by Demchak, seconded by Riner to approve the architectural request for a screen enclosure at 1704 Arabian. All approved.
2. **Bubbling paint repair estimates** – The item was tabled until next month as Leonard was not in attendance to present the two estimates he received.
3. **Pool fence update** – Fedash presented updated estimates from Fence Factory and samples of fence styles. The board felt the Carolina fence in white was the preferred option but would like it to be 6' as opposed to the 5' estimated. A key lock was preferred over a combination lock. **Action item:** Fedash will get with Bob at Fence Factory to get the price for the 6' fence.
4. **Four sidewalk drainage test sites** – Fedash reported the four sites have been completed and seem to be working; however, we have not had a heavy rainstorm to confirm.
5. **Security improvements** – Fedash reported Meridian Security was continuing random spot checks of the neighborhood with no new incidents to report. Surveillance Technology installed security cameras at the front entrance and pool cabana area. The system is set up on Wi-Fi which is free instead of a \$200 per month internet service. Demchak, Leonardo and Fedash met with the vendor

and were trained how to obtain video from the DVR. Additional surveillance signs will be posted at the community entrance once they are received from the vendor.

6. **General maintenance / driveway discussion** – Demchak noted the parameters that define a roof still need to be determined. Additional general maintenance issues are in discussion with our attorney. Fedash investigated options for replacing the concrete driveways with pavers instead of new concrete and it appears the price may be cheaper to replace with pavers. Resident David Williams noted that upgrades to Arabian homes should not be made without upgrading Lago Vista units as well. Action item: Fedash will look at options for pavers and actual prices.
7. **Sidewalk, driveway cleaning estimates** – Fedash submitted an estimate of \$5,000 from H2O to clean all concrete drives, sidewalks, walkways, and common areas. Cleaning of garage roofs on units that need cleaning will be done at an additional \$75 per roof. A motion was made by Demchak, seconded by Riner to accept the bid. All approved.
8. **Front Gate** – The entrance gate was installed as were the LED lights. The gate vendor is checking with the fabricator to see how hinges can be made to fit both gate sides so a backup gate could be made and stored behind the entrance wall. There was discussion as to what can be done to stop people from hitting the gate. Action item: Fedash will contact the company that put in our speed bumps about putting road reflectors down at the point where cars should stop when the gate is opening towards them. A sign was also recommended as was reflector tape or paint. Fedash will investigate these suggestions.

New Business:

1. **Garage Sale** – The community garage sale is November 7, starting at 8:00 am. Signs will be posted.
2. **Gutter repair** – Sirna noted that the cement gutters on the sides of the street have cracks in them that could present a safety issue. Action item: Fedash will have PLS look at the gutters to see what can be done.

Review in December

1. Renewal of HOA documents – Demchak

Announcement: Next meeting is November 10, 2020 - 7:00 pm.

Adjourn: The meeting was adjourned at 8:39 pm.