

Eagles' Reserve Homeowner's Association, Inc.

Board of Trustees Monthly Meeting

Virtual meeting:

September 8, 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, S. Leonard, H. Riner, D. Morgan, L. Schmid. L. Sirna joined the meeting in progress. D. Leonardo 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 August minutes. All approved.
3. **Board Member Reports:**
 - a. **Treasurer** – The 2021 budget meeting was held Aug. 20 and the draft budget drawn up. It is to be approved at the December meeting. Our income to date is \$15,770 over budget and expenses are \$13,837 under budget.
 - b. **North Board** – The wall that was previously in dispute as to ownership is the short wall on the north end of Lago Vista. This is closed, the North Board is updating their documents and taking responsibility.
 - c. **Legal** – There are no accounts with the attorney. The owner maintenance lawsuit is in Discovery phase with our insurance attorney and David Fedash is to be deposed.
4. **Ameritech Report:**
 - a. **Monthly update** – Fedash had his onsite inspection on Friday, Sept. 4. Violation letters are being prepared and will be sent to the committee to approve. Fedash noted from 8/1 – 9/2 there were 22 work requests, most for landscape or roof issues. Additional items are noted below.

Unfinished Business:

1. **Update on landscaping:**
 - a. Lago Vista Phase III – completed with some minor adjustments to be made.
 - b. Trimming back the preserve on LV - completed
 - c. Trimming the preserve behind Arabian - spot trim complete. Schmid to send photos of extensive vine overgrowth behind her home to Fedash to have WestCoast trim.
 - d. Oak Tree Trimming update - completed
 - e. Misc. items – completed
 - f. Lago Vista Phase IV – Tentatively scheduled and will begin once Demchak and Hemmer walk the properties. Hemmer has been ill but expected back next week.
2. **Bubbling paint issues** – Eighteen properties have been identified as needing work. Demchak told Leonard the back of 1670 LV also had issues to address. Leonard has a quote from Munyan for \$18,700 to do the repairs. Action item: Leonard to get another quote.
3. **Fence around pool equipment and pool area** – Demchak again rejected the bid. The majority agreed new fencing would be an upgrade and that instead of black aluminum white was preferred. A single key entry was preferred with no key needed to exit. Action item: Fedash will get another quote and photos to show to the board.
4. **Drainage for sidewalks on north side of Arabian** – Fedash reported this was scheduled for next week, weather permitting.
5. **Security system / neighborhood security update** – Fedash reported the motion lights and signs were installed at the pool. Security cameras are to be installed Thursday, 9/10/2020. A sign alerting

those entering the neighborhood that we have surveillance will be placed on a separate pole near the entrance. Patrolling at night by Meridian Security seems to be working as there have not been any more instances of trespassing reported. The front gate is delayed as the powder coating cannot be applied due to all the rainy weather. It should be installed in about three weeks. Fedash is getting a bid on a spare gate.

6. **Renewal of HOA documents** – Our attorney is working on this.
7. **Funds transfer** – This has been completed. The Financial committee needs to meet with Schwab to discuss investing the monies. Hank Riner will chair the committee that consists of himself, Demchak, Leonard and Leonardo.
8. **General maintenance and repairs draft policy** – After much discussion, this item was again tabled. Action item: Demchak asked the board members to think about what they thought should be done about repair/replacing driveways on Arabian and discuss again in Oct. Many driveways have reached their 25-year lifespan and need replacement. The designated monies are available in our deferred maintenance and Driveway/Sidewalks accounts. The question seems to be should they be replaced using HOA funds or should owners share in the cost.
9. **South Wall painting** – Fedash noted Munyan completed the painting.
10. **Solitude Lake Management** – Fedash reported the FWC permit was renewed 8-17-2020. He emailed the permit to Ward Morgan to follow up.
11. **Budget Review report** – The proposed budget will be mailed to all owners prior to the Dec. HOA meeting.

New Business:

1. **Pressure washing** – We are long overdue for cleaning driveways and sidewalks. Fedash has requested separate quotes from our preferred vendor, H2O, for Arabian townhome garage roofs, Arabian driveways, curbs and sidewalks, and Lago Vista sidewalks and curbs.

Announcement: Next meeting is October 13, 2020 - 7:00 pm. Location to be determined.

Adjourn: The meeting adjourned at 9:01 pm.

Respectfully submitted by Patricia Ehrman, Secretary