

**Eagles' Reserve Homeowner's Association, Inc.**  
**Board of Trustees Monthly Meeting**

**April 13, 2021 – 7:00 pm poolside**

**Minutes**

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:02 am. President Gary Kowalski announced there was a quorum, and notice was posted as required. Present were: Gary Kowalski, VP Eric Carver, Treasurer Doris Leonardo, Secretary Pat Ehrman, Scott Leonard, Darcy Morgan, Liz Sirna, Pierce Tibma and Vinnie Tuccio. David Fedash represented Ameritech. Several homeowners were in attendance.
2. **Approval of Minutes:** Leonard made a motion to approve the March board minutes, seconded by Tuccio, all approved.
3. **Reports:**
  - a. **Treasurer** – Leonardo reported our income is more than budget; expenses are more than budgeted. We hold \$42,414 in prepaid HOA fees and \$12,176 in outstanding maintenance fees.
  - b. **Ameri-Tech** - Items from the manager's report are noted below.
  - c. **North Board** – Kowalski and Carver are attending the North Board meetings. They reported Eagles Reserve pays 46% of the total budget as we have the most homes out of the four neighborhoods.
  - d. **Grounds** – See Landscaping below.
  - e. **Legal** – Fedash reported there are no accounts in collection. Any accounts over 30 days past due will receive letters. Tarps have been installed on the home with leaks. Repairs are scheduled. Our insurance company will be changing.

**Old Business:**

1. **Update on trash service** – Kowalski noted most homes are now signed up with Orion. There are still a few owners who prefer to keep their current trash service and pay themselves. It is nice to see all the blue Orion cans lining the street on the same two days. Orion will allow up to three extra trash bags along with the trash cans. Some mentioned the cans were too large for them and said they would like smaller cans. If anyone has any problems with Orion's service, they should contact Kowalski.
2. **Update on landscaping** – **a.** Tuccio is to walk the neighborhood with Mike Hemmer of WestCoast tomorrow to determine plants that are to be replaced under our warranty and at several homes where owners have requested work be done. **b.** Fedash noted the front island will be replanted Thursday, April 15. Island plants will be changed out every three months with flowering annuals. **c.** ALOFT systemic insecticide was applied to all turf to repel cinch bugs, grubs, and ants. **d.** Large palm trimming is scheduled for May 25. **e.** WestCoast completed work on sidewalk drainage, and it worked well during the past severe rainstorms alleviating standing water on the sidewalks.
3. **Pool area** – **a.** The parking spot in front of the gate has been restriped to keep the area open and free of cars. Anyone parking in that spot risks being towed. **b.** New hinges were installed on the pool equipment cover so it can be properly closed until a decision is made to replace and/or move the equipment.

4. **Work orders** – Approximately 16 work orders from owners were addressed in the manager’s report.
5. **Speed table** – The southern-most speed table on LV has been removed.
6. **Roof and gutter inspections** – Lambert completed roof and gutter inspections and gutter cleaning over a two-week period. Several gutters, broken, cracked or loose tiles were repaired. Lambert took photos of problems and was to submit a report of his inspection findings to Fedash who will send to the board. Kowalski mentioned his gutter and a few others pull loose from the fascia when filled with rain. Fedash will contact Lambert about this. Owners of 1630 Arabian commented that their gutter also needed repair. Kowalski has requested a meeting to further discuss gutters. We need to see the report from Lambert to make any decisions.

**New Business:**

1. **Parking lot activity** – It has been reported that suspicious activity is going on in the first parking lot late at night. Trespassers have also been going into the pool after dark again to party and are hanging out in the pool parking lot leaving trash. Some are scouring the fence and wall. There was discussion about how to handle these illegal activities. Fedash will contact the security company for ideas. Carver will also investigate ways to deal with the problem. The authorities will be consulted.
2. **No parking signs** – Kowalski noted we have had an issue with people parking illegally on Lago Vista and thought we might need additional no parking signs. It was decided we have enough signs in the neighborhood and we needed to start enforcing the rules and tow the violators. Due to Covid we had been lax on the tow policy. A notice will be posted on mailboxes and Facebook that as of June 1 violators will be towed.

**Announcement:** The next meeting is May 11, 2021 – 7:00 pm

**Adjourn:** The meeting was adjourned at 8:05 pm.

Respectfully submitted by Pat Ehrman, Secretary