

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

February 13, 2021 – 10:00 am
ZOOM Meeting

Minutes – Approved

1. **Call to Order and Certify Quorum:** The meeting was called to order at 10:09 am. David Fedash announced there was a quorum, and notice was posted as required. Present were: President 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 on the Zoom call.
2. **Approval of Minutes:** Leonard made a motion to approve the January board minutes, seconded by Tibma, all approved.
3. **Reports:**
 - a. **Treasurer** – Leonardo reported our income is more than budget; expenses are lower than budgeted. We hold \$42K in prepaid HOA fees. Monies invested with Schwaab in protected treasury accounts rolled over and renewed for another 90 days.
 - b. **Ameri-Tech** – Security - Fedash reported the security patrol will end at the end of this month as we have not had any incidents since installing the security cameras. We can resume these, if needed, in the future. Entrance gate – White lines were painted at the stopping point for entering and exiting the community. Road reflectors had been installed last month. Hopefully, these along with the LED lights on the bottom of the gates will help avoid future accidents. It was decided not to order the spare gate at this time but to wait to see if these additional measures help prevent accidents. Additional items were reported on as noted below.
 - c. **North Board** – No report was given.
 - d. **Grounds** – see Landscaping below.
 - e. **Legal** – Fedash reported there are no accounts in collection. We have gone back to our original process for late payments. The board will deal with any special cases on an individual basis. Counsel is handling correspondence to owners needing outside home repairs.

Old Business:

1. **Update on trash collection** – Kowalski has been in negotiations with Orion to pick up all trash in the neighborhood with the fees paid by the HOA in one invoice. Orion has agreed to \$14 per month per address, with collection twice a week on Tuesday and Fridays. The price would be set until year 4 and 5 and could then increase 3%. The contract would include replacement of non-Orion cans so all have the same trashcan but would not include recycling. It was felt those few owners that recycle could contact Orion and pay for any recycle themselves. Additional services such as large trash pickup would be paid by the individual owner. Carver will put notice on Facebook and Kowalski will draft a letter to be mailed to ER owners. Funds will come from the HOA operating account this year. Services would begin April 1. Orion has agreed to reimburse owners that have already paid their bills. Our contact at Orion is Samantha. A motion was made by Carver, seconded by Sirna to move forward with Orion's proposal. All were in favor.
2. **Update on landscaping** – Fedash reported conservation trimming on LV and Arabian has been completed along with clean up and stump grinding behind 1740 Arabian. Additional trees were

trimmed in the neighborhood and small grasses along the conservation area on LV were cut down. The front planter will be replanted this spring with new plants and seasonal flowers. Additional items are noted in upcoming projects.

3. **Pool fence installation** – New fence installation will begin Monday, Feb. 15. The pool will be closed for about three days during that time. Fedash is working with a locksmith to try to get the old keys to work on the new gate lock.
4. **Work orders** - Eight work orders from owners were addressed on the manager's report with status of each. Leonardo commented that the work order process seemed to be working well and was important to report these requests in an effort for the board to be transparent.
5. **Pressure cleaning** – H2O finished yesterday. There were one or two properties on Arabian that did not move their cars. H2O will come back and try to do those driveways and spot check areas missed.

New Business:

1. **Speed bumps** – Kowalski has had complaints that the last speed bump at the south end of Lago Vista was too high. *Action item:* Fedash will see if the bump can be lowered.
2. **Creation of a dog park** – After discussion about reusing some of the old chain link pool fence to create a dog park on Lago Vista the board turned down the idea.
3. **Canal management** – It was determined that Solitude stopped service during the months when there was a problem renewing our permit. It was decided to stick with Solitude for our monthly canal management. Ward Morgan will monitor this and if there are any issues, we have a backup company should we need them.
4. **Election procedures** – It was suggested that we consult our attorney regarding tighter rules for our election of officers to enable a secret ballot and fair election. It was also suggested that candidates provide a brief resume so a variety of people with different talents can be elected. Ehrman noted rather than officer positions serving one year it would be nice to have them staggered with some two or three years instead of the current one year for all board members.
5. **Stucco repairs** – Several owners have repaired their cracked stucco walls. Fedash is getting quotes for the HOA to pay for painting the repaired walls. Leonardo requested photos be taken of the walls before and after the painting and saved in a file.
6. **Garage sale** – The spring garage sale is March 20. Ehrman will post notices in the message boxes at the entrance and pool. Fedash will handle newspaper ads, Morgan will have something posted on social media and put out signs. The board is considering placement of a large dumpster in the neighborhood after the spring and fall garage sales for all to dispose of unwanted large items.
7. **Children Playing sign** – Due to the increased number of small children playing outside in the neighborhood, and particularly on Arabian, Liz Sirna suggested we install a “children playing” sign. Everyone agreed this was a good idea. Pierce Tibma made a recommendation for the style of sign, Fedash will order two.
8. **Review list of potential 2021 projects for future discussion:**
 - Pool equipment – the cover for the pool equipment is old, cracked, the hinges are broken, and no replacement is available. Pool Works has inspected and told us the equipment should be updated and replaced. Fedash has one estimate that includes replacing, and an option to replace as well as move the equipment from the parking lot to another spot in the fenced area. *Action item:* Fedash will obtain more estimates. He also got an estimate to heat the pool using heat pumps for \$15,000.
 - Driveway replacements – Fedash, Leonardo and Ehrman met with Paver Solutions about replacing driveways with pavers. The concrete driveways on Arabian are all cracked, some

leak water and some are breaking up. It is potentially less expensive to replace the drives with pavers than concrete. The thought is to replace the Arabian driveways in Phase 1, with Lago Vista in Phase 2. Work would include pavers on the walkways from the driveway to the house. The option to cover sidewalks will be presented.

- Tennis Courts – The tennis courts need to be replaced. They were resurfaced a couple of years ago but are cracked and breaking up again, potentially becoming a safety hazard. Fedash obtained as estimate of \$56,000 to replace the courts and fix the drainage issues as well as relandscaping. *Action item*: Fedash will obtain another estimate.
- Trimming of Washingtonian palms along street – This is scheduled to be done in May.
- Mulch – WestCoast has scheduled us for new mulch in the landscape beds in October for \$5,800. A motion was made by Carver, seconded by Sirna to approve the bid. All approved.

Announcement: Next Meeting is March 13, 2021 - 10:00 am. Location to be announced.

Adjournment: The meeting was adjourned at 12:12 pm

Respectfully submitted by Pat Ehrman, Secretary