

# EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.

## Annual HOA Meeting and Election of Directors

### Zoom meeting

January 12, 2021

Approved Minutes

1. **Call to Order:** The meeting was called to order at 7:04 pm by David Fedash, Property Manager. Proof of notice of the meeting was mailed as required.
2. **Determination of a Quorum:** It was determined that we had a quorum. Present were board members Scott Leonard, Doris Leonardo, Pat Ehrman, Lisa Schmidt, Liz Sirna, Rena Khawan, and Darcy Morgan. Several residents were in attendance on the call. Reading of the December minutes was waived, and a motion was made by Khawan, seconded by Sirna to approve the December minutes. All approved.
3. **Opening of Ballots:** At 7:05 it was announced that voting was closed. There were twelve candidates running. Counting of the secret mail in ballots was overseen by employees of AmeriTech. Mr. Phil Colettis explained the procedure for counting of the ballots. There were 50 total ballots. 15 were disqualified, some with envelopes that had been tampered with and instructions had not been followed. Mr. Colettis noted the strictest procedures would be followed as there would be an audit they must be accountable for and that anyone opposing the election may contact the State with their concerns. The meeting continued as the ballots were opened and counted.
4. **General Discussions:** President Scott Leonard thanked the 2020 board members for their service.
  - a. Landscape renovation project - The community landscape project begun in 2019 has been completed close to \$60,000 under the original budget.
  - b. Pool Fence – The new pool fencing approved by the 2020 board is to be installed in February.
  - c. Garage Sale – Morgan mentioned the spring garage sale would be in March.
5. **Candidate Nominations:** The following candidates were elected:

Eric Carver

Pat Ehrman

Gary Kowalski

Scott Leonard

Doris Leonardo

Darcy Morgan

Elizabeth Sirna

Pierce Tibma

Vinnie Tuccio

The meeting was adjourned at 7:57 pm

The organizational meeting of the new board was held immediately afterwards.

**EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Organizational Meeting and Election of Officers**

January 12, 2021

1. **Call to Order:** The meeting was called to order at 7:57 pm by David Fedash, AmeriTech Property Manager.
2. **Determination of Quorum:** It was determined we had a quorum. Present were David Fedash, Eric Carver, Pat Ehrman, Gary Kowalski, Scott Leonard, Doris Leonardo, Darcy Morgan, Elizabeth Sirna, Pierce Tibma, and Vinnie Tuccio.
3. **Election of Officers:** Discussion about candidate positions yielded the following results:

Gary Kowalski, President  
Eric Carver, Vice President  
Pat Ehrman, Secretary  
Doris Leonardo, Treasurer  
Scott Leonard, Director  
Darcy Morgan, Director  
Liz Sirna, Director  
Pierce Tibma, Director  
Vinnie Tuccio, Director

David Fedash will send forms for the new board to complete and information on where to sign up for the HOA Directors course online.

**4. New Business:**

a. Trash Services – Designated trash days are Tues. and Friday. Orion has changed their days to Mondays and Thursdays which would cause trash trucks to be in the community 5 days a week. There was discussion about having one company pick up everyone's trash instead of the three that currently service the community and having the HOA include the service in our existing fees. Having trucks in the neighborhood every day is hard on our roads and causes garbage cans to be out at the curbs all week long. Darcy Morgan has been researching group prices from the three companies. It was determined we should hold a special meeting in the future to discuss further. Pat Ehrman will consult our attorney about this.

The meeting was adjourned at 8:08 pm.

The next meeting is February 11, 2020 at 7.00 pm. Location to be announced.

Respectfully submitted, Pat Ehrman, Secretary