

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

July 13, 2021 – 7:00 pm – Pool Patio & Zoom

**Minutes**

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:07 pm. President Gary Kowalski announced there was a quorum, and notice was posted as required. Present: Kowalski, Treasurer Doris Leonardo, Secretary, Pat Ehrman, Darcy Morgan, Scott Leonard, Pierce Tibma and Vinnie Tuccio. Liz Sirna joined by Zoom. David Fedash represented Ameritech. VP Eric Carver was absent. One owner joined by Zoom.

2. **Approval of Minutes:** Tibma made a motion to approve the June minutes, Kowalski seconded. All approved.

3. **Reports:**

a. **Treasurer** – Leonardo noted our income is \$7,914 less than budgeted for year to date and expenses were over \$46,330 year to date. The tennis court renovation is nearing completion. Reserves for future projects are \$1,665,772. Our buildings are due to be painted again in 2022-23.

b. **AmeriTech** – 1. Fedash reviewed the months' work requests. 2. Two cars were towed from the pool parking lot to the other lot due to owners ignoring the no parking signs during tennis court construction. One of them was subsequently towed for a parking violation after it was not moved for over three weeks. Owners were notified of their towing fees. 3. Deck runners were installed around the pool to keep the pavers cooler for barefoot people walking around the deck. Four end tables and two matching umbrellas were ordered from Discount Patios and should arrive in about two weeks. 4. Tom Carter Painting continues to prep and paint owners stucco repairs.

c. **North Board** – No report was given.

d. **Grounds** – Tuccio reported the planter at the entrance will be replanted with new flowers every four months.

e. **Legal** – Fedash noted that four accounts are with our attorney for collection and will begin the process to lien. 1702 LV was secured for the recent storm.

**Old Business/Ameritech report:**

1. **Landscaping update** – Most of the landscape warranty plants have been put in. Trees will only be removed by the HOA if they are causing damage. Trees over 4" require a permit. A recommendation by Mike Hemmer to apply mulch was turned down until we get through the rainy season. A request for a tree removal from 1774 Arabian was turned down as the tree was trimmed and is not causing issues. Hemmer will submit a plan for new landscaping around the tennis court when construction is completed and new plants for the planters at the pool. Drainage work at 1701 Arabian is scheduled for July 21.

2. **Security update** – Fedash has been forwarding the reports from the security company to the board. No problems have been reported.
3. **Tennis court repairs** – Fedash reported that ACPLM has completed the asphalt base, it is cured and ready for Welch Tennis Courts to finish. Welch was to start today but were delayed by the rain. Work will take 2-3 weeks to complete. Andy’s Tree service removed the five trees that were damaging the tennis courts and parking lot. Fedash received several estimates to repair/replace the chain link fence that was removed for construction. New fencing only comes in black. The board decided to try to have the old fence rolled back instead of replacing the fence with new at this time. A pole that was removed also needs to be replaced. Fedash will get another estimate on the rollback as the board felt the estimate was a bit high. Due to cost concerns, it was decided to hold off on the privacy netting for now.
4. **Electric outlets at entrance** – Arc & Spark installed motion detector switches in both pool baths, repaired the GFI outlets in the cabana and fixed the overhead fan. The front entrance outlets will be installed next month.
5. **Rules and Fine Committee** – Kowalski has three volunteers for the fine committee. It was suggested we have a couple more people as backup. He recommended we change the committee’s name to “Compliance Committee.” Everyone agreed. Fedash will send Kowalski information about the duties required of the committee.

#### **New Business:**

1. **Lambert inspection repair list** – Lambert submitted another quote to repair the fascia and soffits/gutters. Costs have gone up \$6,000 since the last estimate due to inflation and rising prices. Because of wood rot, Lambert has suggested replacing wood with vinyl fascia board. There was discussion about what to do and the costs to do repairs. A motion was made by Kowalski, seconded by Tibma to hold off for further review. All agreed. The board would like to have a workshop with Joe Lollis to discuss the work needed and how it would be documented.
2. **Owner/HOA responsibilities** –
  - a. At a closed board meeting attended by a quorum of the board and our attorney, Tibma made a motion, seconded by Kowalski to include soffit and fascia as an HOA responsibility under roof maintenance in our HOA documents, for future maintenance requests or repairs. This action is not retroactive. All approved and the motion passed.
  - b. A motion was made by Ehrman, seconded by Tibma that the HOA pay for gutter upgrades should it be determined that larger gutters are needed on a home to sufficiently deflect the water away from a home. All approved. Owners will no longer be responsible to pay for these upgrades. This action is not retroactive.
  - c. Ehrman will update the HOA/Owner Responsibility sheet posted online to include these items. Leonardo noted we have had 100 new owners in the past five years and many owners do not understand we are not a condominium association. There is a need to get updated owner information out upon purchase to new owners, as well as reminding existing owners of the importance of their personal responsibilities in

maintaining their own homes. Attorney Lopez is drafting an updated estoppel letter for new owners to sign acknowledging they have read and understand ER documents. It was suggested that a welcome package with owner/HOA responsibilities included be sent by Ameritech to new buyers.

**Announcement:** Next Meeting is August 10, 2021 – 7:00 pm, location to be announced

**Adjourn:** The meeting was adjourned at 8:30 pm.

Respectfully submitted by Pat Ehrman, Secretary