

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

March 13, 2021 – 10:00 am – Pool Patio

Minutes

1. **Call to Order and Certify Quorum:** The meeting was called to order at 10:02 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 in attendance.
2. **Approval of Minutes:** Leonard made a motion to approve the February board minutes, seconded by Tibma, all approved.
3. **Reports:**
 - a. **Treasurer** – Leonardo reported our income is more than budget; expenses are more than budgeted. We hold \$41,189 in prepaid HOA fees and \$10,999 in outstanding maintenance fees.
 - b. **Ameri-Tech** - Items from the manager's report are noted below.
 - c. **North Board** – No report was given.
 - d. **Grounds** – See Landscaping below.
 - e. **Legal** – Fedash reported there are no accounts in collection. There are a few at 90 days late.

Old Business:

1. **Update on trash service** – a. Kowalski reported about 20 people had switched over to Orion so far. A few holdouts need to be contacted. b. Old green and brown trashcans need to be put at the curb *empty* on Saturday, March 27 so they can be exchanged for blue ones. c. Kowalski will arrange for a dumpster at the end of LV behind the pool for the weekend of the garage sale (March 20). d. Fedash reported notices of the change to Orion were mailed out, posted on the website, Facebook, and placed in new plastic message boxes put on all mailboxes.
2. **Update on landscaping** – a. Tuccio reported several owner requests were completed. b. Fedash reported that Westcoast had submitted a new proposal for trimming 219 palm trees. It was reduced from \$11,650 to \$9,855. Ehrman made a motion to accept the new proposal, Carver seconded it, all approved. c. Drainage work to repair overflow onto sidewalks that causes hazardous conditions is scheduled by Westcoast for the coming week.
3. **Pool area** – a. The fence is installed, the problems with the gate lock have been rectified and new locks have been put on the bathroom doors. b. The walkway has been widened where needed and the parking spot in front of the gate has been blocked off and will be restriped to keep the area open and free of cars. Anyone parking in that spot risks being towed. c. Pool Works completed painting the pool depth and no diving markers on the pool apron to bring us up to code. d. Fedash asked the Janitors to try to install new hinges 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 ten work orders from owners were addressed on the manager's report with status of each. Fedash is working with Ameritech IT to break out the work orders and trackers. Units 1714 and 1716 Arabian have completed their stucco repairs and the HOA has had their repairs painted.

5. **Security patrol** – The security patrol ended Feb. 28th. Neighbors close to the pool reported people at the pool after hours having small social gatherings with some people being loud. Leonardo and Carver will look at the video to see if they can determine who the people are. Carver will post something on Facebook. The posted rules say the pool closes as dusk and need to be followed.
6. **Safety signs** – “Slow – Children Playing” signs were installed on Arabian – one by the curve at the entrance and one by the pool.
7. **Rentals** – Fedash reported five rentals were approved in Feb/March.
8. **Dog Waste Bags** – Fedash had new dog waste containers and bags installed. He will check the boxes as some owners reported the bags were difficult to remove.

New Business:

1. **Speed bumps** – The speed table at the south end of LV will be lowered.
2. **Driveways** – Fedash, Leonardo and Ehrman previously met with a representative from Paver Solutions and have a bid to redo the deteriorating concrete driveways on Arabian with pavers. Sample pavers were shown. After discussion, Leonardo made a motion to move forward with the project, Tibma seconded, all were in favor. Tibma noted we needed to be ADA compliant on the sidewalks and driveway aprons. Another meeting will be scheduled with Paver Solutions to get a firm price and details to report back to the board.
3. **Annual roof inspection and gutter** cleaning – Inspection is to begin March 23. Lambert Roofing has confirmed they can also inspect for any paint/stucco/soffit/facia/gutter issues at the same time and provide a report and photos by unit. Fedash would like at least two board members to attend a meeting to go over the report so maintenance notices can be sent to owners. Kowalski wants to put together a formal inspection maintenance plan. This was tabled for another meeting.

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

Adjournment: The meeting was adjourned at 11:47 am

Respectfully submitted by Pat Ehrman, Secretary