

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

December 08, 2022

Minutes

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:06pm. Present were President Vinny Tuccio, Vice President Pierce Tibma, Secretary Pat Ehrman, Treasurer Doris Leonardo, and Director Eric Carver. David Fedash represented Ameri-Tech. One homeowner attended, and four homeowners attended on Zoom.
2. **Approval of Minutes:** Tibma made a motion to approve the September board minutes, seconded by Tuccio, all approved.
3. **Reports:**
 - a. **Treasurer-Total income:** Year-to-date income is \$548,611 which is \$6,916 more than budgeted (\$541,695) -Yr-to-Date; **Total Expenses:** Year-to-Date is \$240,692 which is \$22,755 less than budgeted (\$263,447)-Yr-to-Date; **Total Assets:** \$1,905,882- which includes the Reserves: \$1,857,057. Pool resurfacing and community painting are scheduled for next year, gathering Bids. Some Variances Year-to-Date: Landscape repair/Maint. Is\$18,066 over budget Yr-to-Date; Repair/Maint-General is \$23,137 over budget Yr-to-Date; \$11,495 in outstanding maintenance fees; \$22,075 In pre-paid monthly assessments.
 - b. **Ameri-Tech-** Fedash reported on items below. (Thanks to all the volunteers that helped decorate the entrance for the holidays.)
 - c. **North Board** - Ehrman reported that the North Board replaced the dead bushes at the front entrance. Also, North Board will see an increase in fees of \$2.00 a month. Coupon books will be mailed soon. The South Board is to spray the ponds, to get rid of the weeds and overgrowth vegetation.
 - d. **Legal** - Several accounts are still in the hands of our attorney and will be handled according to the rules of our association.

Unfinished Business/Ameritech report:

1. **Grounds/Landscaping** - Volunteer Decorating committee did a great job decorating the entrance gate. Gate Speed bumps: Affordable work orders moved rubber speed bumps under the closed gate. Due to some residents driving around the bumps on the wrong side of the road creating a dangerous condition. Arabian lane sign is on back order but should be replaced next week by Affordable Work Orders. Mailbox cleanup has been completed by Affordable Work Orders. Oak Trees trimming behind Arabian has been completed. Mugrow will start their landscape contract with us on January 1. Mulching is still in process.
2. **Inspections/Violations** – Fedash will have our attorney send another nuisance letter to 1702 Arabian.
3. **Gutter project** - Gutter maintenance has been completed by Lambert Roofing.
4. **Stucco** - David stated that a stucco violation final notice went to homeowner at 1710 Arabian as there were still no repairs the stucco on chimney as of Dec. 7. This will go to attorney for a letter to owner.
5. **Pressure washing** - H2O is finishing up and will be done this week. Will address any damaged landscaping and do flushing of Miami curbing.
6. **Work requests-** Mu-grow will be addressing all open requests starting January 2023.

New Business:

1. Alteration (ARCH Forms) application from 1640 Arabian low fence request around back pavers - Motioned by Carver, 2nd by Ehrman. All agreed. Fence is to be short picket fence.

Next Board meeting is after the annual meeting (no zoom) on Thursday, January 12, 2022, at 7:00 pm. (BOD meeting will still use recurring zoom link)

Adjournment: Motioned made by Tuccio, all approved the meeting adjourned at 7:26 pm

Respectfully Submitted by: Katherine Reynolds - Ameritech Admin.