

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

February 8, 2022 – 7:00 pm  
At Ameri Tech Office and  
via ZOOM

**Minutes**

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00pm. Present were: President Vinny Tuccio, VP Pierce Tibma, Treasurer Doris Leonardo, Secretary Pat Ehrman. Director Eric Carver was absent. Kim Bramson represented Ameri-Tech. Several homeowners were on the Zoom call.
2. **Approval of Minutes:** Tibma made a motion to approve the January board minutes, seconded by Leonardo, all approved.
3. **Reports:**
  - a. **Treasurer** – Leonardo reported our income is \$9,700 more than budget; expenses are \$10,396 higher than budgeted. Reminded that trash is paid quarterly and that contributes to our higher expenses. The funds invested with Schwaab are doing well.
  - b. **Ameri-Tech** – See below
  - c. **North Board** – Tibma – provided the 2022 board member names. They need two Eagles Reserve members to represent Eagles Reserve at meetings. Ehrman will attend with Tibma. Trail expansion project work is continuing.
  - d. **Grounds** – see Landscaping below.

**Old Business:**

1. **Review bids for fences** – Bramson provided quotes from Bay Area Fence. Fence for pool pump area \$3,336.00, new gate \$1,601.00, and for fence in the back of property by apartments \$4,970.00. The Board discussed and voted to move forward with the work for the new gate, the fence in the back and to hold on the fencing for pool pump. Ehrman made motion Tibma seconded. **Board approved.**
2. **Signs** – No Trespassing and new No Parking sign for Lago Vista completed and presented to Board. Everyone approved.
3. **Utility covers** – Bramson has a request in to the utility companies to look at the old green boxes to replace or remove old ones.
4. **Mailboxes** – Bramson is still trying to coordinate with Post Office and locksmith to have the locks looked at.

**Unfinished Business/Ameri-Tech report**

1. **Grounds/Landscaping** – Bramson updated everyone on speaking with Mike Hemmer regarding work orders for 1782 Arabian Ln for possible broken pipe under patio, 1570 would like lines capped to begin work on patio screen, 1784 Arabian has a fallen tree, 1504 waiting on plants to be replaced and the space between 1757 & 1761 would like to have foliage. Mike stated he would address these requests. Board suggested obtaining a new landscape company to address plant installation, tree trimming work and other work order items and having West Coast just do the mowing. Bramson will recommend some other companies that do landscaping. Tennis courts will be landscaped as well. All around courts going to parking lot and more colorful plants for the front street side. Will be part of work for different landscape company. Considered

planting seagrass due to amounts of water and its low maintenance.

2. **A/R** – Currently there are 5 homes that are in arrears. Of the five 3 are ready for lien. Bramson asked that the Board approve so the process can begin. Board agreed to move forward with the lien. Current A/R \$14,657.82.

**Review list of potential 2022 projects for future discussion:**

- Painting the buildings – Last painted in 2016. Will wait longer. In discussion
- Driveways – Will be handled on a case-by-case basis
- Gutters and fascia – The board acknowledged that some homes have insufficient gutter coverage and need to be looked at. Tuccio is working with Joe Lollis of Lambert Roofing and we will likely need a company that specializes in gutters to do upgrades or repairs.

Open to floor

- David Williams expressed his opinion on the gutters.
- Susan complimented new landscaping, felt that if oleander was to be considered for perimeter to be mindful that it can be poisonous to dogs.

**Announcement:** Next manager walk through is February 15, 2022; Next Board meeting scheduled for March 8, 2022 at 7:00 pm.

**Adjournment:** The meeting was adjourned at 8:15 pm

Respectfully submitted by Aneliese Gonzalez