

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

May 10, 2022 – 7:00 pm
At Ameri-Tech Office and ZOOM Meeting

Minutes

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm. Present were VP Pierce Tibma, Secretary Pat Ehrman, and Treasurer Doris Leonardo. Phil Colletis represented Ameri-Tech. Several homeowners were on the Zoom call and three were in attendance.
2. **Approval of Minutes:** Ehrman made a motion to approve the April board minutes, seconded by Leonardo, all approved.
3. **Reports:**
 - a. **Treasurer – Leonardo** – Income to date is \$7,919 more than budgeted and expenses are \$6,190 less than budget. Reserves are \$1,828,550. Schwab has assigned a manager. Funds will rollover May 24. Ehrman made a motion to put them in a one-year US Treasury bond at 2.24%, seconded by Tibma; all approved. We have made \$1,000 in interest to date with Schwab.
 - b. **Ameri-Tech** – Colettis reported on items below.
 - c. **North Board** – Ehrman and Tibma reported that the North Board is going to review their reserves as they currently budget at 3% inflation and the current rate is 8.5%. The outside walls will need to be repainted in 6 years and they want to make sure they have enough funds as paint prices have risen. There was discussion about our paint reserves as we are due to paint next year. Colettis suggested we get an estimate from Mike Lowe of Lowes painting to better plan.
 - d. **Legal** - 5 accounts are with the attorney. Total A/R is \$18,051 of that \$4,280 is currently past due.

Unfinished Business/Ameri-tech:

1. **Grounds/Landscaping** – There was discussion about ongoing issues with WestCoast failing to complete requests for a variety of items, including tree trimming at several homes. Some requests are over six months old. Colettis will arrange a meeting for Ehrman and Tuccio to discuss with Mike Hemmer.
2. **Inspections/Violations** - Bramson provided a list of violations noted from her property walk. Most were stucco cracks and torn screens needing repair. The jetski is back and parked in a driveway on LV. There is also a golf cart that has been parked in a driveway for about a year on LV. Our rules state it and the basketball hoop on LV need to be kept in a garage at night. Violation letters will be sent for these. It was mentioned that letters also need to be sent out to those that keep their trash cans out in view of the street as there have been quite a few lately. It was determined the rust on the driveway on Arabian was not from a water softener but most likely drainage. Colettis will have our maintenance people, Affordable Work Orders, clean the rust off and have WestCoast look at the sprinklers.
3. **Front entrance** – New gate should be installed within the next week. No bids have come in yet for the rubber speed bumps.
4. **Pressure washing** – Bramson received a bid of \$59,219 from Riptide Pressure Washing, LLC to clean the roofs, sidewalks, and driveways. H2O had previously submitted a bid for a total of \$36,430. Leonardo made a motion to table this for a year, Tibma seconded it, all approved.
5. **Fence on LV** – Bay Area Fence completed installation of the fence dividing our property from the apartments.

6. **Cameras** - Surveillance Technology submitted a bid for approximately \$6,500 for new cameras at the entrance and in the pool parking lot to cover the pool area and tennis courts. The entrance cameras would provide a better view of cars to show license plates as they come and go, and the videos will be available to be viewed on home computers or cell phones. As there was a question about additional costs of cable installation and monthly charges, a decision was made to hold off until the full board could discuss next month. Leonardo will ask Luis at Surveillance Technology about the cable.

New Business:

1. The next property walk is May 24.
2. Our insurance coverage has been renewed for another year.

Next BOD meeting is on June 14, 2022

Adjournment: The meeting was adjourned at 8:20 pm

Respectfully submitted by Pat Ehrman, Secretary.