

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

October 13, 2022, 7:00 pm

**Minutes - draft**

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm. Present were President Vinny Tuccio, Vice President Pierce Tibma, Secretary Pat Ehrman, and Treasurer Doris Leonardo. Vice President Eric Carver was absent. David Fedash represented Ameri-Tech. Two 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** – Year-to-date income is \$446,927; Expenses YTD \$221,264. Total reserves are \$1,866,855. Pool resurfacing and community painting are scheduled for next year.
  - b. **Ameri-Tech** – Fedash reported on items below.
  - c. **North Board** – The annual budget meeting will be held at the East Lake library on October 24 at 6:00 pm. The meeting will not be on Zoom. The North Board has contacted the South Board about the overgrowth in the two ponds, but nothing has been done to remove the vegetation yet.
  - d. **Legal** – Several accounts are still in the hands of our attorney and will be handled according to the rules of our association.

**Old Business:**

1. **Grounds/Landscaping** – Mougros submitted a bid for lawn service. Westcoast submitted their bid along with prices for all other services they supply us yearly. Fedash was asked to have Mougros bid on the same additional items as Westcoast. Fedash has a couple other bids coming for annual lawn maintenance. The board would like the bids to all include the same items – “apples to apples.” Fedash will prepare a spreadsheet when he gets all the bids in. Mougros also submitted a bid of \$17,100 to trim the oak trees behind Arabian townhomes along the preserve. Mougros will cut the trees back farther than they have been cut in past years. The trees need to be trimmed but no decision was made at this time as the board felt we wanted to look at the budget for 2023. Westcoast is to complete the unfinished drains on October 17. (They keep moving the date up.). The fallen tree in Leonardo’s front yard was removed. She asked that the stump be removed and grass be planted over the area instead of replacing the tree. Fedash will tell Westcoast.
2. **Inspections/Violations** – Our attorney mailed a letter to the owner on Arabian regarding suspicious activity at all hours of the night and specifically noting the visitor sleeping in his car in our parking lot. We will continue to monitor this situation. A letter was sent to 1806 LV about their pool maintenance. The owner of the construction trailer parked in the pool parking lot assured us it will be gone by Friday.
3. **Gutter project** – Gutter maintenance has been completed by Lambert Roofing.
4. **Stucco** – One new request for painting of repaired wall.
5. **Pressure washing** – H2O is finishing up Lago Vista. There was a slight delay as the owner/operator contracted Covid. Weather permitting, they will be finished all roofs in 2-3 weeks. Sidewalks and driveways will be next. They will replace any plants reported damaged by the cleaning solution.

6. **Update on gate accident** – The gate has been repaired and installed with the exit gate now opening outward. We received a check from our insurance company for the gate and they are still attempting to find the insurance company of the person that hit the gate.
7. **Work requests** – 1572 LV had the low spot in their driveway checked for leaks and there are none. A motion was made by Tibma, seconded by Ehrman to have the pavers removed and reset at a cost of approximately \$3K. All approved.

**New Business:**

1. **Front gates** – Additional LED lights were installed on the vertical and horizontal post of the gate for maximum visibility and additional road reflectors were installed to try to stop the accidents at the gate. The board feels we have tried everything else so will install the rubber speed bumps and if they are a problem they can be removed. Fedash will order them and have Affordable Work Orders install. Fedash mentioned his other neighborhoods don't have problems with people running into their gates.
2. **Towing policy** – Tuccio noted visitors were parking in the street during their visits to a house on Arabian and it has been reported that some people are parking overnight on LV. Instead of having the tow truck randomly come into the neighborhood to tow violators, it was decided that we would have the security company call to tow violators they see during their drive throughs. Fedash will contact the tow company. Ehrman will post something on Facebook about illegal parking.
3. **Paint project 2023** – Fedash will get additional bids. This project is on schedule for next year.
4. **Budget** – The 2023 budget workshop is scheduled at Ameritech for October 20 at 11:00 am.
5. **Halloween** – Tibma volunteered himself and his wife to hold a trick or treat evening the Sunday before Halloween at the pool for all neighborhood children. He will post signs at the mailboxes and on Facebook.

Next meeting is Thursday, November 10 at 7:00 pm.

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

Respectfully submitted by Patricia Ehrman, HOA Secretary