

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF
EAGLE LANDING HOMEOWNERS ASSOCIATION, INC.
FEBRUARY 20, 2018**

On February 20, 2018, the Board of Directors of Eagle Landing Homeowners Association, Inc., a Texas non-profit corporation, held a regular meeting at #7 Main Street in Avinger, Texas, pursuant to notice duly given to each member of the Board and owner as defined in the Bylaws of the Association.

Board members present were: Mike Simon, Joe Politi, Jim Trimble, Dan Case, Steve Howard and Roger Geiger. Board Member Tonita Watt was not present.

CALL TO ORDER:

Mr. Simon called the meeting to order at 6:07 pm.

ORDERS OF THE DAY:

- (I) The Minutes from the January 23, 2018 meeting were previously sent to the Board members for review. There was no discussion on the minutes. Mr. Howard moved that we accept the minutes as presented, Mr. Politi seconded the motion. The minutes were approved by Board vote.
- (II) The monthly financial statement sent out by Debbie Dennis was previously sent to the Board members for review. There were no questions on the statement. Mr. Case moved that we accept the financials as presented, Mr. Howard seconded the motion. The financial statement was approved by Board vote.

INSURANCE RENEWAL:

Ms. Watt is working on renewing our insurance policies. Mr. Simon reported that Ms. Watt has received a new application for airstrip insurance. We do not as yet have a quote for the coverage. Mr. Howard said that he would see if his personal insurance agent has a source for our insurance needs.

SPEED LIMIT SIGNS:

The mysterious 35 MPH street signs have been removed. The County is going to erect 25 MPH signs in Eagle Landing.

AVFD DONATION LETTER:

Mr. Howard presented a draft letter asking property owners to donate to the AVFD to help fund the purchase of a new fire engine for AVFD. There were changes made to the draft letter. Mr. Howard asked AVFD to submit a letter to Eagle Landing HOA stating the mini-pumper will reside at Eagle Landing substation and stating the AVFD will provide insurance and maintenance for the new truck. Mr. Howard moved that we send out the letter as amended and Mr. Geiger seconded. The motion was approved by Board vote.

PROPERTY OWNER RECORDS:

Mr. Case report that the property owner records kept by ELHOA accountant, the previous ELHOA database and Cass CAD are not in agreement, with the number of units being 284, 291 and 308 respectively. The Board identified three action items that we need to address: 1. Review the

process to investigate if we are compliant with our CCRs., 2. Implement an annual audit to verify the assessment roles are correct., and 3. Correct any discrepancies that currently exist. Assignments need to be made for these action items.

BOAT STICKER RENEWALS:

Mr. Case suggested that the gate security code distribution resolution be amended to say that annual application for boat stickers is a prerequisite for being given the current gate code. The action item is to propose an amendment for Board review. An assignment of this task needs to be made.

GROUNDS COMMITTEE:

Mr. Howard noted that due to no grass growth, no mowing has occurred and the dam and spillway are in good condition. He also reported that the old windsock is in bad condition and he has ordered a new one.

COMMUNICATIONS:

Mr. Case is working on updating the ELHOA phone book and intends to print the new version in mid-April.

LAKE COMMITTEE:

No update

ARCHITECTURAL COMMITTEE:

Mr. Politi reported that the buildings on the commercial unit at highway 155 and 161 will be removed.

FIREWISE:

Mr. Simon reported that the annual project for 2018 is to clear underbrush around the dumpsters similar to the 2017 project at the CR 1596 entrance. The date for this cleanup is April 14. He also reported that Firewise will apply for a grant to fund marking to show access to the NW passage and for high visibility numbering of mailboxes for owners who request it.

NEXT MEETING:

The next Board meeting is scheduled for March 20, 2018.

ADJOURNMENT:

There being no further business, Mr. Howard moved to adjourn, Mr. Geiger seconded and the meeting was adjourned by Board vote.



Dan Case, Assistant Secretary