

MINUTES OF THE MEETING  
OF THE  
BOARD OF DIRECTORS  
OF  
EAGLE LANDING HOMEOWNERS ASSOCIATION, INC.  
August 21, 2018

On August 21, 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.

All Board members were present: Mike Simon, Joe Politi, Jim Trimble, Tonita Watt, Don Perry, Steve Howard and Roger Geiger.

CALL TO ORDER:

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

ORDERS OF THE DAY:

- (I) The Minutes from the July 17, 2018 Board meeting were previously sent to the Board members for review. There was no discussion on the minutes and after a motion by Mr. Geiger and a second by Mr. Politi 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. Mr. Simon pointed out that there was an expense of \$450.00 for the repair of the Eagle Landing fire station. There was a question about a column heading on the financial handout. The second column heading "July 31, 2018" should have read "July 31, 2017." Mr. Howard moved that we accept the financial statement with the heading correction noted above, Mr. Politi seconded and the statement was accepted by Board vote.

2018 PROPERTY TAX UPDATE:

Mr. Simon reminded the Board that Gary Grogan and Mr. Simon will be presenting the ELHOA case to the Appraisal Review Board. Mr. Simon has not yet been informed of a date for the hearing.

MINI-PUMPER UPDATE:

Mr. Politi informed the Board that the truck has been purchased and is at the AVFD fire station.. It will require some fitting out before it can be placed in service. Van Templeton brought the fire engine to the meeting for the Board members to view.

#### ACCOUNTS RECEIVABLE:

The ELHOA accountant, Debbie Dennis, is preparing statements for past due accounts. This mailout will be the final reminder before these accounts are referred to a collection agent.

#### EMERGENCY ACTION PLAN UPDATE:

Mr. Perry reported that he would have the EAP updated by mid-October. He also said that he could hold the training workshop in October. Several Board members said that they had prior commitments through much of October. No firm date was set on the workshop.

Mr. Simon asked all Board members to indicate their availability through the end of the year for workshop scheduling.

#### EAGLE LANDING MAILING ADDRESSES:

The Board discussed eliminating P.O. Box 304, Avinger, TX as an ELHOA mailbox and making the accountant's address, P.O. Box 1444, Hughes Springs, Tx the official and only address for ELHOA. It was agreed that there needs to be a commitment from Debbie Dennis that she can process our mail to our specification. The item was tabled.

#### DAM INSPECTION:

Mr. Simon reported that the TCEQ inspectors commented that ELHOA was conscious of our responsibilities toward dam maintenance and they liked what we are doing as upkeep on the dam, in general. They specifically noted some erosion on the back of the dam and at the spillway. They also suggested that the vegetation on the upstream side of the dam be mown to inspect for dam integrity. Mr. Simon also reported that he is expecting their report in about a month.

#### BUDGET MEETING ANNOUNCEMENT:

Mr. Simon announced that the Board will begin the 2019 budget process at the regular September Board meeting and to approve the budget at the October Board meeting. After the reminder that many Board members had schedule conflicts in October Mr. Simon said that he would like to approve the budget no later than the November Board meeting.

#### GROUNDS COMMITTEE:

Mr. Howard reported that Pete Schroeder and he were working on a plan to mow the upstream side of the dam. Mr. Simon did some touchup mowing on the runway and the fire substation was repaired. Ms. Watt commented that the entrance sign needs repair. Mr. Howard said he would look at it.

#### COMMUNICATIONS COMMITTEE:

Mr. Perry reported that 2 car sticker and 2 boat sticker requests were submitted last month.

LAKE COMMITTEE:

Mr. Geiger reported that the lake is down 17" and is losing 1" per week. He is continuing to test the lake water. Lake surveys are currently on hold but if we do not spend too much on the upstream spillway we might have another survey done in October. The maiden cane has been mown and will be sprayed with an herbicide. The variable milfoil is dying off for the season and the water snowflake is less than last year. The filamentous algae that can be seen in the lake is not harmful and adds some value in the food chain.

ARC:

Mr. Politi reported that there is nothing new to report.

FIREWISE COMMITTEE:

Mr. Simon reported that the mulch created by the Texas Forest Service chipper is in piles by the fire substation and behind Mr. Howard's hanger. Any resident is welcome to it.

ADJOURN:

There being no further business, Mr. Howard moved to adjourn, Mr. Geiger seconded and the motion carried.