

MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF
EAGLE LANDING HOMEOWNERS ASSOCIATION, INC.
JULY 17, 2018

On July 17, 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, Roger Geiger, Jim Trimble, Joe Politi, Steve Howard and Don Perry. Board member Tonita Watt was not present.

CALL TO ORDER:

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

ORDERS OF THE DAY:

- (I) The Minutes from the June 19, 2018 meeting were previously sent to the Board members for review. There was no discussion on the minutes. Mr. Politi moved that the minutes be approved as presented, Mr. Geiger seconded the motion. The motion carried by Board vote.
- (II) The minutes from the July 3, 2018 special meeting were previously sent to the Board members for review. There was no discussion on the minutes. Mr. Howard moved that the minutes be approved as presented, Mr. Politi seconded the motion. The motion carried by Board vote.
- (III) 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. Geiger moved to approve the financial statement, Mr. Howard seconded the motion. The financial statement was approved by Board vote.

2018 PROPERTY TAX UPDATE:

Jim Moulton reported that the HOA request for appraisal review has been approved and that the hearing will probably be scheduled for August 29, 2018.

MINI-PUMPER UPDATE:

Mr. Howard reported that the AVFD is shopping for the additional truck and that he has requested that Eagle Landing Community be provided photos when the truck has been purchased.

ACCOUNTS RECEIVABLE:

Mr. Simon noted that there are several past due accounts from owners and that we will begin collection efforts. The first step will be a friendly reminder letter to make the required payment with the additional caution that failure to do so will result in the association referring their case to an attorney, the cost of which will be borne by the owner. These letters will be sent in July.

EMERGENCY ACTION PLAN UPDATE:

Mr. Perry will update the emergency action plan for the dam as required by the State of Texas. He will also hold a training workshop which is also required. This workshop will probably be scheduled in the Fall.

DOCUMENT RETENTION:

Mr. Trimble will schedule a Bylaws Committee meeting to review a draft policy regarding Document Retention and a draft policy regarding Open Records to present these policies to the Board at the August meeting. These policies are required by Texas Law.

GROUNDS COMMITTEE:

Mr. Howard reported that the previous spraying of the runway for Bahia control was incomplete and that the contractor will spray the missed area at no charge. Mr. Howard will be contacting County Commissioner, Brett Fitts, to discuss funding sources for spillway improvements

COMMUNICATIONS COMMITTEE:

Mr. Perry reported that he has sent out several boat stickers.

LAKE COMMITTEE:

Mr. Geiger gave an in-depth report of the lake condition and committee activities. Mr. Geiger's speaking points:

- Water chemistry: Ph 7.5, Turbidity 6', Total alkalinity 20.
 - Lake down 9.5"
- Lake Surveys > 2 surveys YTD
 - Removed 580 spotted gar. Harvest is 50% of same period last year.
 - Quantity of small bass harvested is down but size is also down. Lochow Ranch and members of lake committee feel data is greatly affected by sample limitations. Catch observations indicate larger fish and more bluegill.
- Structure > Ralph is collecting more conduit. We will build more structure as health allows.
- Aquatic vegetation
 - Vegetation boom delivered and stored at substation.

- Clearing of spillway creek
 - Wait to see if it dries up.
 - Get cost of excavation service. \$700 / day to rent 28' reach.
 - Work crew if beyond our budget.
- Milfoil seems to be sinking with heat
- Water Snowflake returning but slowly
- Blue/green algae comes and goes

- Lake Committee meeting.
 - Started work on 5 year plan/wish list.
 - Recommendations for 2018:
 - Top priority > Clear spillway creek.
 - One more survey in fall as budget allows.
 - Add forage fish as budget allows.
 - Collection of catfish data (when, where, what, size) using throw lines by Lake Committee members.
 - Encourage feeding of forage fish and clearing of near shore lake bottom to promote propagation.
 - Start considering extent of bottom silting.

ARCHITECTURAL REVIEW COMMITTEE:

Mr. Politi reported that there is one request to build a new dock. Mr. Politi also reported that the lighting circuits on the HOA dock by the dam do not meet electrical code standards for docks and present a serious hazard. Mr. Trimble moved that non-compliant circuits be removed, Mr. Geiger seconded the motion. The motion carried by Board vote.

FIREWISE COMMITTEE:

Mr. Simon reported that the cleanup of the entrance to Eagle Landing on July 16 resulted a large pile of tree and brush debris piled adjacent to the fire substation. The Texas Forest Service will bring a chipper to mulch the debris on July 23, 2018.

ADJOURN:

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