

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

On March 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.

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

CALL TO ORDER:

Mr. Simon called the meeting to order at 6:00 pm.

ORDERS OF THE DAY:

- (i) The Minutes from the February 20, 2018 meeting were previously sent to the Board members for review. There was no discussion on the minutes. Mr. Case moved that the minutes be approved as presented, Mr. Politi seconded and 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. Geiger moved that the financials be approved as presented, Mr. Politi seconded and the minutes were approved by Board vote.

INSURANCE RENEWAL:

Ms. Watt reported that our insurance policies for Eagle Landing have been obtained with significant cost reduction compared to last year.

PROPERTY OWNER RECORDS / DESIGNATION OF UNITS:

Mr. Simon reported that the procedure for combining of units is basically: 1. Fill out the form that is obtainable from the Eagle Landing website, 2. Have the form notarized, 3. File the form with the county clerk, 4. Notify the HOA that the owner has combined units. 5. HOA will check with the Appraisal District to verify that units were combined. Note: It is our understanding that the record transfer from the county clerk's office to the appraisal district happens quarterly. Mr. Case suggested that the instructions

should be added to the Eagle Landing website. Mr. Simon suggested that the HOA should have hard copies of all designation of unit notifications.

#### AVFD FUNDRAISER:

Mr. Howard reported that he would check with our accountant to see how much money has been donated so far. There followed discussion on the rummage sale scheduled for Saturday 3-24-2018.

#### BOAT STICKER RULE CHANGE FILING:

Mr. Simon introduced a resolution modifying the existing gate code change distribution procedure. This proposed resolution is attached to these minutes. This resolution will be voted on at the next Board meeting.

#### NUISANCE COMPLAINT:

The Board heard a complaint from a resident about excessive dog barking.

#### ATTORNEY VISIT SUMMARY:

Mr. Simon reported that Mr. Politi, Mr. Trimble and Mr. Simon met with the attorney to discuss required HOA documents and their required formats and update on the attorney's review of our CCR's. This is an ongoing project.

#### DAM INSPECTION PROCEDURES:

Pete Schroeder reported he is proceeding with the dam safety inspections bi-annually. Don Perry said that the inspection report needs to be discussed at a Board meeting and documented in the minutes along with any discussion on the report.

#### ANNUAL MEETING:

The HOA annual meeting will be held Saturday May 5 at 1:00 pm at Don Perry's hangar. The HOA will provide the entrée for the meal. Ms. Watt is the committee chairperson for the annual meeting.

#### BOARD ELECTIONS:

Mr. Case reported the terms of Mr. Simon, Mr. Geiger and Mr. Case expire effective the annual meeting. Mr. Simon and Mr. Geiger will stand for re-election.

#### GROUNDS COMMITTEE:

Mr. Howard reported Bahia grass is getting under control. Grass seed will be planted in some areas this spring. Ms. Watt asked if the rebar at the spillway will be removed. Mr. Politi will design a warning sign for this area.

#### COMMUNICATIONS UPDATE:

Mr. Case reported that he is still working on the phone directory. There are still a couple of days to get changes to Mr. Case for inclusion in the 2018 directory. He intends to send it to the print shop next week.

#### LAKE COMMITTEE:

Mr. Geiger reported recent water testing showed that lake water quality was good. The next electrofishing survey is scheduled for the first or second week of April, weather permitting. Also, the water snowflake infestation in Barker Bay took a good hit this winter but will come back. The treatment of the variable milfoil in the same area did not seem to work.

ARC:

Mr. Politi reported there are no new construction requests.

FIREWISE:

Mr. Simon reported Eagle Landing received a \$500 grant from Texas Forest Service for firewise projects. One of the projects will be to do some clearing around the dumpsters.

ADJOURN:

Mr. Politi moved to adjourn, Mr. Case seconded and the meeting was adjourned at 7:14 pm

A handwritten signature in cursive script that reads "Dan Case". The signature is written in black ink and is positioned above a horizontal line.

Dan Case, Assistant Secretary