

Minutes of the Eagle Landing Homeowner's Association Monthly Meeting on 10/16/2018 at 6:00 PM

Board Members in attendance were Roger Geiger, Joe Politi, Steve Howard and Don Perry.

The previous monthly meeting minutes were briefly discussed. Steve Howard moved the minutes be approved. Don Perry seconded the motion. The minutes were approved.

The previous monthly financials were very briefly discussed. Don Perry moved we approve the financials. Steve Howard seconded the motion. The financials were approved.

Roger Geiger reported on our protest of a yearly property tax increase of \$2200 (\$2800 versus \$600 in previous years). Our protest was denied. The Cass County tax appeal board told our representatives that they used the wasteland standard tax rate to assess our property. That rate had been increased from \$100 per acre to \$500 per acre in keeping with rates in other counties in Northeast Texas and would not be changed. We had no grounds for disputing this. Our representative asked if there could be a step adjustment in increasing the tax instead of the \$2200 in one year. The answer was no. At our next meeting we will vote on a dues increase to cover this cost increase as well as other cost increases.

We had no report on the Emergency Action Plan update since we had just completed a comprehensive review of the Plan in a meeting at 4:00 PM on the same day.

We had a brief 2019 Budget discussion.

1. Steve Howard reported that the \$7000 in the proposed 2019 Budget for runway mowing will be less if we do not need to spray next year.
2. Recycle is in the proposed budget for \$1200.

Other than these updates the 2019 budget will largely remain as proposed in the last meeting.

It was decided that no further communication was required on our review of professional help needed to run the ELHOA. It was pointed out by a member of the community that we did not want a professional management company dictating what we wanted them to do for us. We needed our own job description and they needed to agree to perform that job description. The Board agreed with this.

We discussed a proposal from the community that we use the Texas Homeowners Association Law book and hire a local citizen to meet the requirements. Roger Geiger pointed the following concerns about this proposal.

1. It would be a very steep learning curve on this subject for a local citizen.
2. We would possibly suffer for lack of continuity (if after the steep learning curve, the local decided to leave we would need to do it all over again).
3. There is a difference between book learning (understanding what is in the Law book) and actual experience.

There has been a suggestion that we join the statewide association of all HOAs. This group could give us advice on what professional management company to hire and other such items. The Board agreed to investigate this.

A discussion was had concerning the Eagle Landing HOA becoming a tax-exempt status organization. It would become what is called a 501C4 because we are concerned with the Social Welfare of our members. Apparently, this could be done but we need a lot more research to assess the unintended consequences of such a move. Other than the discussion no further action was proposed.

The Grounds Committee reported that a combination of volunteer mowing and the army worms will probably allow us to spend no more money for mowing this year.

No report from the Communication Committee.

Other than the Lake Survey to be done on 10/18/2018 the Lake Committee had no other report.

The Architectural Committee mentioned two approval requests, and both were approved.

Steve Howard moved we adjourn, and Don Perry seconded the motion. We adjourned.