

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

On April 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.

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 pm.

ORDERS OF THE DAY:

- (i) The Minutes from the March 20, 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. Case seconded and the minutes were approved by Board vote.
- (ii) The Board did not receive financial statements from the accountant for review by meeting time.

UPDATED BOAT RAMP COMBINATION RULE:

Resolution 2018-01, Revision of Resolution 2017-05 regarding boat ramp combination distribution policy, previously sent to Board members was presented for possible action. The consensus discussion on Requirements for Eligibility to Receive the Combination, paragraph 3 a., is that those applying for the gate code via this method should expect this process to take a few days as Board members may need to obtain forms and reference payment data to complete the process. Mr. Geiger moved that the resolution be adopted and was seconded by Mr. Case, the resolution was adopted by Board vote.

ANNUAL MEETING:

The Annual Meeting Chairperson did not have a report. An ad hoc cooking committee was formed consisting of Mr. Simon, Steve Gause, Mr. Trimble, Pete Schroeder. Alan Evens will be asked to be on the committee as well. The cooking committee will smoke chicken and either brisket or pulled pork. The

committee will plan for 50 to 60 attendees. Mr. Geiger reported that Robert Speight from the NETMWD will speak about the dangers of Giant Salvinia. Don Perry volunteered to get the paper goods for the meal. Ms. Politi will once again via the newsletter remind owners to bring their chairs and side dishes to the meeting.

BOARD ELECTIONS:

Mr. Case reported that he sent out ballots to the owners. Lynne Arterberry is the election chairperson. On-line voting is open and votes can be cast at the meeting. Don Perry said that he would be willing to serve on the Board, if elected.

AVFD DONATIONS:

Mr. Howard reported that donations from Eagle Landing owners to the AVFD have now reached \$10,600.50. Mr. Howard is going to send out another reminder to owners for donations for the mini-pumper.

ARC COMMITTEE:

Mr. Politi reported that one project is continuing with construction even though the ARC does not have the required sewer permit.

Mr. Howard moved and Mr. Politi seconded the nomination of Phil McDonald to the ARC.

Mr. Politi moved and Mr. Howard seconded the nomination of Steve Gause to the ARC.

Mr. Simon will no longer be part of the committee.

Mr. Politi will continue to serve as Chairman of the committee with Mr. McDonald and Mr. Gause.

DAVID SIMPSON SPEAKING REQUEST:

David Simpson had requested to address the Board and owners present at this meeting but did not attend the meeting.

GROUNDS COMMITTEE:

Mr. Howard reported that Van Templeton will mow the airstrip just prior to the annual meeting. This will be the first mowing of the year. Don Perry volunteered to continue organizing the mowing of the dam common area by volunteers. Steve Gause said that the Smokey Common area is being mowed by volunteers at the north end of the lake.

COMMUNICATIONS UPDATE:

Mr. Case reported that the 2018 Eagle Landing phone books are ready for distribution.

LAKE COMMITTEE:

Mr. Geiger reported that the recent water test showed a pH of 6.9 and a clarity of 4 ft and noted that testing was done in high winds. Lochow Ranch has not yet provided a report of their last electrofishing survey. Donated duck decoys will be painted and reflective strips added around the neck to be placed over the locations of the recently added fish structures. A source for aquatic vegetation booms has been

found. Two each 50 foot booms are priced at \$877. Mr. Geiger reported that areas that were sprayed last year to control aquatic growth have regrown to original condition.

FIREWISE COMMITTEE:

Mr. Simon reported that the annual firewise project scheduled for this past Saturday was postponed due to the recovery efforts from the intense windstorm of Friday night. The project is rescheduled for May 12, 2018.

ADJOURN:

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

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

RESOLUTION 2018-01
OF THE
BOARD OF DIRECTORS
OF
EAGLE LANDING HOMEOWNERS ASSOCIATION, INC.

Revision of Resolution 2017-05 regarding boat ramp combination distribution policy

WHEREAS, Resolution 2017-05 regarding adaptation of a boat ramp combination distribution policy was voted on and approved at the August 2017 board meeting.

WHEREAS, It was determined that a clarification to the adopted policy was required in order to provide for an annual renewal requirement to obtain the new combination at the beginning of each year.

RESOLVED, That the policy will be updated and given as below.

EAGLE LANDING HOMEOWNERS' ASSOCIATION, INC.

BOAT RAMP LOCK COMBINATION DISTRIBUTION POLICY

March 15, 2018

This intention of this policy is to define the procedure and requirements for obtaining the combination to the Eagle Landing boat ramp gates.

The lock combinations for the Eagle Landing (“EL”) common area boat launches will be created by the Board of Directors (the “Board”) and will be changed per the following conditions.

- 1) Each year after the due date for payment of annual HOA fees. All residents will be required to submit a request to receive the new combination. All eligibility requirements as outlined below must be met in order to be issued the new combination.
- 2) At any time interim to the annual change at the discretion of the Board as it deems necessary. In this case, new combinations will be distributed to all owners who have previously filled out the request form and who still meet the eligibility requirements outlined below.

EL property owners requesting the lock combination must follow the procedures and meet the eligibility requirements given below.

Requirements For Eligibility To Receive The Combination:

1. Must be an Eagle Landing resident
2. Must be current on all HOA dues
3. Must fill out the online Gate Code Request Form (the “Form”) located on the Eagle Landing website at EagleLanding.org.
 - a. *Property owners who do not have internet access can request a printed copy of the form from any board member. The completed form should then be returned to the board member and the combination will be disclosed.*

Anyone who is not a property owner will not be issued the combination and will not be allowed to launch motorized or trailered boats anywhere on EL property.

Gate lock combinations are not to be passed along or shared by any other means other than those described in this policy!