

Minutes for the Eagle Ridge Property Owners Association Meeting for February 3, 2014

Meeting was called to order at 7:02 by Hewitt McCloskey . Board members present were:

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr.	<u>X</u>	<u> </u>
Steve Norris	<u>X</u>	<u> </u>
Drexel Turner	<u>X</u>	<u> </u>
Bill Barnes	<u>X</u>	<u> </u>
Jim Roberto	<u>X</u>	<u> </u>

A quorum was reached. There were 21 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for January 6, 2014 Board Meeting.

First motion to approve the minutes of January 6, 2014: Drexel Turner

Second motion to approve the minutes of January 6, 2014: Steve Norris

All approved.

Treasurer's report was provided by Drexel Turner

Current end of month date January 31 , 2014			
Assets			
Current Assts	Checking/Savings		
12 month	CD-1384 (01/13/2014)		10,065.21
48 month	CD 7985 (09/19/2015)		61,344.82
Business Checking	1247		100,934.72
Business Savings	7890		2,653.64
Total Checking/Savings		\$	174,998.39
Total Current Assets		\$	174,998.39
Liabilities & Equity			
Equity			
Opening Balance Equity			105,896.16
Unrestricted Net Assets			-33,149.88
Net income			102,250.11
Total Equity			174,998.39
Total Liabilities & Equity		\$	174,998.39

\$110,000 of the annual dues have been collected some from 2013 and late fees.

Approximately 82% of homeowners have paid and 89% of condominiums have paid.

President's Monthly Report : Hewitt McCloskey

1. The annual meeting package for the March 7, 2013 meeting was mailed out by our printer on January 20, 2014 and should have been received on or about January 25, 2014. The package included a cover letter, the official notice of the meeting, the proposed agenda, the ballot/absentee ballot, resumes of the three candidates, and a self-addressed and stamped envelope for mailing back the ballot.

2. Discussion of the proposed Resolution Establishing Fining Procedures was presented by Jim Roberto. The fining procedures outline developed by Ed Schuler and Jim Roberto was taken to our attorneys to be reviewed and developed in detail. It reinforces our newly revised Deed of Restriction.

The President asked for a motion to approve the Fining Procedures as outlined by Jim Roberto.

Bill Barnes first motion to approve

Steve Norris second motion to approve

All voted in favor and the resolution was adopted by a 5 to 0 vote to approve.

3. There was a discussion by the Board of Directors about the Mouracade Property as to what would be the appropriate action going forward. The Mediation agreement was signed by both parties on August 22, 2013 and the property owner given 120 days to clean up the side and rear yards. On December 21, 2013, Steve Norris and I visited the property to photograph the side and rear yards to see if the property was cleaned up as stipulated in the Mediation Agreement. It was determined from our visit and photographs that little or nothing was done to clean up the yard and, therefore, they were in violation of the agreement. Accordingly, the Board proposed to initiate the newly adopted fining procedures against this property immediately.

In a subsequent discussion by the Board, other options were discussed, including the initiation of a breach-of-contract lawsuit and/or the installation of a natural evergreen barrier of 6 foot high evergreen trees which would block the view of the property from the golf course. Jim Roberto pointed out that these two alternatives were not mutually exclusive and the principals of the golf course would be required to grant us the necessary permissions to construct the evergreen screen on their property. After further discussion, the Board decided to defer the matter to the March meeting until more cost information was available.

4. Status of finding a storage location for replacement mailboxes.
Peggy Watts have you found anything out?
Peggy: Not really
Don Alan: I have room in my garage for maybe four mailboxes.
Les Hall offered to look for alternate manufacturers.
5. Police incident on Bald Eagle Drive on Thursday morning January 30, 2014
People from the audience stated there were 4-5 police cars. It looked like a car had bumped into a police car. Nothing was really confirmed. Connie Hope went to the police department to inquire about the event. They had nothing on record per the clerk at the desk.

Vice President's Report: Steve Norris- no report

Director's Report: Jim Roberto

Drainage Pike issue between ERPOA and ERCA.

A legal brief has been submitted by our attorneys and we will go to mediation meeting when it is set.

Director's Report: Bill Barnes

Report on progress of drainage swale clean up on the south side of Twin Eagle Lane.

Last week the County sent a tractor to cut the grass, which was some type of maintenance not pertaining to the swale clean up.

49 homeowners out of 53 have answered what they would like to have done. The County has said they will start the removal of the trees in about one month. They will not cut down the trees, but rather pull them out by the roots. Bill Barnes will let us know the exact date.

Committee Reports

Architectural Control Committee - Steve Norris

There were three (3) requests to paint houses. Two were approved. One did not have a color sample and is pending.

Block Captains Committee-Connie Hope

1. We are waiting for more of the assessments with address changes and emails to come in .At that time there will be a new list for each block Captain. This will happen in about 3-4 weeks; I will keep you informed.

2. I am still looking for Four (4) replacements for Block Captains.

1. Aeries Way Drive 14516-14572

2. Eagles Lookout Ct 14580-14840 I think I have someone, and will discuss with them.

3. Eagles Flight Lane 7775-7919

4. Eaglet Court 7614-7684

3. We had the Farmer's Market on February 1, 2014. Many residents showed up. Really great.

Deed of Restriction- Ed Schuler

The monthly property inspection was held on January 21, 2014 at 9:00 AM.

There were 17 new discrepancies cited. Some have already been corrected.

Golf Liaison Committee: Jim Roberto

The Golf Course had another good year. Tee times are up. We need to step up and support our Golf Course. Jim Roberto had lunch with John Witamore to keep up on communication with him.

Landscape Beautification Committee – Carolee Swales

Annual flowers were installed in the Eagle Ridge Drive Center Island at the entrance from Daniels Parkway.

Social Committee -Cathy Dhimos- no report

Welcoming Committee: Judy Norris

I have tried to contact five (5) new residents. I have an appointment with one of the new residents this coming week. I will have an article in the next *Eye of the Eagle*.

Resident's Comments (limited to three minutes)

1. Kay Turner: What happened to the entrance sign and the person who we where going to contact?
Hewitt McCloskey: We needed to get a permit for the sign from the County; we can't do that because it is too close to the road and the existing sign was installed illegally. Also, the chairman of the sign committee quit.
2. Rob Oudkerk: The property values in our community don't seem to be moving upward.
Peggy Watts: The low was in 2009 and 2010 and the values have increased about \$30K since then.
3. Paul Hirsch: I want to thank the Board for doing a great job. It is a volunteer job and a thankless one.

A request for a motion for Adjournment:

1. First Motion made by: Steve Norris
2. Second Motion made by: Jim Roberto

All voted in favor for adjournment. The meeting was adjourned at 8:25 PM