

MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF
EAGLE LANDING HOMEOWNERS ASSOCIATION, INC.
December 19, 2017

On December 19, 2017, 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 monthly financial statement sent out by Debbie Dennis was previously sent to the Board members for review. There were no questions on the statement. After motion to accept and seconded the financial statement was approved.
- (II) The Minutes from the November 27, 2017 were previously sent to the Board members for review. There was no discussion on the minutes and after a motion duly made and a second the minutes were approved.

ATTORNEY REVIEW:

Mr. Simon reported that we have retained to services of an attorney (Sean Heath) to help with the administration of the Association. The Association will pay a \$2,500 retainer to secure his services and that billing for services rendered will be taken out of this retainer account. One of the first planned expenses is for a review of our CCRs to see if there are areas that need to be brought into alignment with current HOA law.

FIRE TRUCK DONATION PRESENTATION:

Van Templeton, Assistant Fire Chief AVFD, and Kyle Downs, Fire Chief AVFD presented their case for ELHOA to make a donation to AVFD to purchase a short class I engine, aka a mini-pumper. The truck should cost \$22,000 to \$25,000 (this is what the AVFD is asking EL to donate) with an additional \$7,000 dollars and AVFD volunteer effort to outfit the truck. The truck will be a 2000 to 2004 year model and carry 500 to 1,000 gallons of water. This truck would help about half of the 12 residences that have access by full size engine problems. About half of the EL residences could see an improvement in the response time of about 10 minutes. Both presenters assured the Board that the truck would remain at the Eagle Landing Substation and that if the truck was moved that Eagle Landing HOA would be involved.

Mr. Geiger moved that we proceed toward a community wide referendum for a one time assessment of \$80.00 per unit for the purchase of a Type 1 engine, pending approval by legal counsel of such action. Mr. Politi seconded and the motion was approved by Board vote.

BUDGET:

The proposed budget for 2018 was reviewed. Mr. Politi moved that we accept the presented budget for 2018. Mr. Case seconded and the motion was approved by Board vote. A copy of the approved 2018 budget was sent to all Board members by Mr. Simon on 12-20-2017. The annual assessment for 2018 was discussed. A motion was made by Mr. Politi to increase the annual as-

assessment by 10%. The motion was seconded by Dan Case and was approved by Board vote. The 2017 assessment was \$176, the 2018 assessment will be \$193.

GROUNDS COMMITTEE:

Mr. Howard reported that 2 new flags were put up at the dam common area and that he will soon be enlisting gopher hunters to help control the populations on the runway.

ARC:

Mr. Politi reported that there are 9 jobs underway. There are no new permits to report.

FIREWISE:

Mr. Simon reported that the Texas Forest Service has done clearing at the entrance to Eagle Landing along County Road 1596.

LAKE COMMITTEE:

Mr. Geiger reviewed the goals for the lake committee (attached). Mr. Geiger also reviewed the latest report along with 2018 recommendations and budget requests (also attached).

ADJORN:

There being no further business, Mr. Politi moved to adjourn, Mr. Case seconded and 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

Goals for Lake Management Committee

Simpson Lake is a source of tangible and aesthetic enjoyment for the residents of Eagle Landing. It is a significant portion of the value of our properties. In order to maintain these lake assets, the following goals will be addressed by the Eagle Landing Lake Committee. Recommendations based on these goals will be presented to Eagle Landing HOA Board for approval.

1. Address impediments to navigation in common areas of the lake, including lake side dock access.
2. Manage physical integrity of the impoundment.
3. Maintain a healthy, pleasant swimming environment in common areas of lake.
4. Maintain an enhanced fishery capable of providing a balance between quantity, size, and diversity of species.
5. Provide environmentally sound oversight of lake flora and fauna.

All strategies and actions recommended by the committee will be based on scientific standards, as defined by the federal, state and industry resources to which we have access.

12/19/17 HOA Lake Report

2018 Recommendations and Budget Requests

- Review of Lake Committee goals
- Lake survey results: Year one, Oct '16 – Nov '17
 - Surveys have provided a solid baseline of standardized data.
 - Removed 496 spotted gar. Harvest down 25% from fall '16 surveys.
 - Removed 1443 small bass.
 - +12% and +7% size increases within most highly sampled groups. 10 – 14.5"
 - Per Lochow Ranch:
 - Surveys are the slowest option for improvement but best option with our budget.
 - Should reach "corrected level" after 2 full years > Oct '18.
 - Once corrected, maintenance requires 2 surveys / year.
- Additional Lake Improvement Recommendations:
 - Aquatic Vegetation: (Lake health is not just the fishery)
 - Clear Maiden Cane from spillway. Volunteers?
 - Drop contingency funds for invasives and list under emergency fund uses.
 - Investigate card entry system for ramp access. (\$500 + \$5 / card)
 - Fish feeding:
 - Board purchased fish feed for community use.
 - Stock forage fish once we reach corrected levels. Investigate more economical sources for minnows.
 - Continue building fish habitat.
 - EL Fishing club/tournaments: (For EL owners and guests only)
 - Survey numbers and species of catfish through tournaments and board sanctioned jug lines.
 - Gar bow hunting expeditions.
 - Bass / crappie tournaments.

Budget items for 2018:

- Fishery - \$10K > 3 surveys plus 4th on contingency if data continues to show success.
 - \$2.5K for economical feeding options
- Aquatic vegetation
 - \$1K > boom and herbicides for Salvinia reaction plan.
- Lake structure - \$200 for buckets and cement.
- Total = \$13,700 (2017 \$13,600)