

## 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

<b>Current end of month date January 31 , 2014</b>		
<b>Assets</b>		
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
<b>Total Checking/Savings</b>	<b>\$</b>	<b>174,998.39</b>
<b>Total Current Assets</b>	<b>\$</b>	<b>174,998.39</b>
<b>Liabilities &amp; Equity</b>		
Equity		
Opening Balance Equity		105,896.16
Unrestricted Net Assets		-33,149.88
Net income		102,250.11
<b>Total Equity</b>		<b>174,998.39</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$</b>	<b>174,998.39</b>

\$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.

