

## Minutes for the Eagle Ridge Property Owners Association Meeting for December 2, 2013

Meeting was called to order at 7:00 PM by Hewitt McCloskey . Board members present were:

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

A quorum was reached. There were 15 residents listed on the sign in sheet.

Hewitt McCloskey requested that a motion be made to approve the Minutes for November 4 , 2013 Board Meeting.

First motion to approve minutes of November 4, 2013 : Drexel Turner

Second motion to approve minutes of November 4, 2013: Steve Norris

All approved.

Treasurer's report was provided by Drexel Turner

1. Monthly Financial summary for November's receivables and expenses
2. Current status of delinquencies for ERPOA Annual Assessments  
Collected money from 2 houses that had been sold. We have 601 houses paid—96.2%

<b>Current end of month date November 30, 2013</b>		
<b>Assets</b>		
Current Assts	Checking/Savings	
12 month CD-1384 (01/13/2013)		10,063.98
48 month CD 7985 (09/19/2015)		61,247.54
Business Checking 1247		3,883.89
Business Savings 7890		2,653.50
<b>Total Checking/Savings</b>	<b>\$</b>	<b>77,848.91</b>
<b>Total Current Assets</b>	<b>\$</b>	<b>77,848.91</b>
<b>Liabilities &amp; Equity</b>		
Equity		
Opening Balance Equity		105,898.16
Unrestricted Net Assets		-18,977.37
Net income		- 9,071.88
<b>Total Equity</b>		<b>77,848.91</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$</b>	<b>77,848.91</b>

Percentage of Maintenance Fees paid by Homes & lots, Eagle Ridge Condos, Fairways Condos, and The Pines Condos to date is 96.2%

There is a disagreement between the ERPOA and Eagle Ridge Condos. If we find out that the ERPOA is liable, we may have a special assessment of all homeowners to set up a reserve fund for drainage repairs, replacements and maintenance.

## **President's Monthly Report : Hewitt McCloskey**

1. I am looking for volunteers to help decorate the Association Christmas Tree on Saturday morning at 9:30 AM, December 7, 2013. Please show up and help me.
2. The Association continues to pursue legal action through our attorneys Becker & Poliskoff against six property owners who have not paid their annual assessments for three or more years. One has now settled.
3. The ERPOA Board of Directors is again requesting residents who are interested in serving on the ERPOA Board to contact me or any other Board member. The term of office is for two years and would start in March 2014.
4. We are still engaged in a dispute with our neighbors, Eagle Ridge Condominium Association, about who is responsible for a crushed storm drainage pipe located in the middle of their parking lot. We do not believe that ERPOA has any responsibility concerning this failed storm water pipe as we had nothing to do with the installation or maintenance of the storm water pipe.
5. The proposed assessments for 2014 are \$250.00 for single family lots and \$145.00 for all condominiums. These assessments were voted and approved by all Directors at the November 4, 2013 Board Meeting. They will be mailed out on December 15, 2013.

## **Vice President's Report: Steve Norris**

1. People who might be interested to serve on the Board, please contact any member of the Board.
3. People who have just moved into the community have commented about what a beautiful community we all live in.

## **Director's Report: Jim Roberto**

We have been in contact with our attorneys about the matter with the Eagle Ridge Condos. We have a 30 page brief with photos and statements. The attorneys are comfortable with the fact that we are not liable for this pipe failure and no water from the HOA runs into or through the pipe.

## **Director's Report: Bill Barnes**

1. Report on DOT project to clean and repair ditch behind Twin Eagle Lane  
We have a letter and a ballot for the 53 people who are involved with the Twin Eagle Lane ditch. We will be voting by December 13, 2013. There are three options: 1. Cut the trees down. 2. Cut the trees down and restore the banks with a bull dozer. 3. Do nothing. It is a work in progress.
2. Commissioner Cecil Pendergass will be attending our Holiday gathering at the Eagle Ridge Golf Club on December 14, 2013. Please make an effort to introduce yourself to him.

## **Committee Reports**

### **Architectural Control Committee - Steve Norris**

1. The number of architectural approvals completed in November is eight. There are 2 pending approval. The requests were :

14613 Aeries Way install new garage door --approved  
14589 Aeries Way replace solar panels - approved  
14589 Aeries Way new roof –approved  
14545 Aeries Way new roof and pool renovation—approved  
14679 Triple Eagle Paint driveway –approved  
144546 Majestic dumpster 2 to 4 weeks for interior work - approved  
14800 Eagles lookout paint front door and driveway—approved  
7711 Eagles Flight new fence around trash, paint front door--approved  
Pending:  
14529 Majestic Eagle paint home  
14581 Eagles Lookout new pool construction, new driveway layout

### **Block Captains Committee-Connie Hope**

1. Farmers Market is December 7, 2013
2. Calling all Block Captains – I Need updated emails, addresses and phone numbers.
3. Thank you all for helping make the transition and delivery of the newspaper go smoothly. A special thanks to Peggy Watts for doing a great job.

### **Deed of Restriction- Ed Schuler**

1. November property inspections performed on November 19, 2013.  
There were 27 active violations. At this time 13 of them have been corrected.  
People are co-operating.
2. We are working on a guide or outline for fining. We are going to discuss this matter with our legal council in the next few weeks.

### **Golf Liaison Committee: Jim Roberto**

The Golf Course has had a good year and Century Management will continue to work with the Golf Course. We need more residents to come and play golf.

### **Landscape Beautification Committee – Carolee Swales**

no report

### **Legal Committee: Jim Roberto**

1. Continuation of a dispute with Eagle Ridge Condominium Association about a failed drainage pipe in their parking lot.

### **Security and Safety Committee-Drexel Turner/Connie Hope**

There was a minor theft from an open car on Majestic Eagle. The community next to us had a major home break-in. I want to make sure that everyone keeps their eyes open and be alert to strange cars in the community and in people's driveways who are not here. If you see something that doesn't look correct, call the police. They will sort it out.

## **Social Committee -Cathy Dhimos**

1. Holiday gathering on December 14, 2013 at 5:30PM at the Eagle Ridge Club House. Please call Cathy and let her know that you will be attending. The Golf Course can only allow a capacity of 75 people.

**Welcoming Committee:** Judy Norris –no report

## **Resident's Comments (limited to three minutes)**

1. Phil Caster-Triple Eagle Court : If your mailbox needs to be painted, what color do we use?  
Peggy Watts: Call Frank Taldone and ask him the color number.  
Phil Caster: What about the letter sent by the house in dispute on Double Eagle.  
Hewitt McCloskey: We have addressed this letter at two previous Board meetings and we wrote a detailed response to that letter. It is on the Eagle Ridge website.
2. Alan Scully: Why can't 220 condo owners vote on the Deed of Restrictions?  
Hewitt McCloskey: Each condo association and the ERPOA have their own Board which governs them. You vote with the Board that governs your association. The property owners vote for the Board that governs them. You do get to vote on all nominees for the ERPOA Board of Directors.
3. Peggy Watts: What have been decided about the mailboxes.  
Hewitt McCloskey: Have you found a place where they can be stored?  
Peggy Watts: I think Frank Taldone could store them.  
Hewitt McCloskey: We need to know if Frank Taldone will store them; then we will decide.  
Bill Barnes: The problem is that the manufacture is not currently making the mail box we use and when ordered can take up to 6 months to make. If we ordered several at a time, it would be better and cheaper. At present we need three mailboxes.
4. Dave Hamilton: What is the total cost of the attorney's fees?  
Drexel Turner: Over the last three plus years, the total has been about \$90,000.

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 8:05PM