

Meeting Minutes
Eagle Run West Home Owner's Association
Annual Meeting: May 14, 2014

BOARD MEMBERS

Present: Nick Henderson (President and Treasurer), Rob McCutcheon (Vice President), Gina Engel (Secretary), Laura Doll, Rich Hurley, Sally Johnson, Phil Wood, Jerry Woodward

Absent: Tom McCarthy

Quorum present? Yes

Others Present: George Morrissey (SID)

PROCEEDINGS

Meeting called to order at 7:00 p.m. by President, Nick Henderson

Welcome and brief overview of the "Year of the Roof" by Henderson

Eagle Run West Roofing Report

- *BOD approved 40 roofs since last May

- *Appreciate the first homeowners who went through the more extensive approval process as new roofing materials were discussed

- *Reminder to homeowners that everyone must fill out the improvement approval forms, regardless if you think the improvement that you are making have been previously approved on another home, due to variations of colors, products, and brands

Holiday Lights

- *132nd Street Entrance was decorated by Pat's Irish Green

- *144th Street Entrance was previously approved by the Board to be done this coming year pending bids

13262 Bedford Avenue

- *House has been recently vacated which allows homeowner, Dave Johnson to work with lender towards improvements

- *Letters about condition of home had been sent by BOD previously and lawyer consulted but as a HOA, we are limited to what we can do

- *Care of yard/ exterior home improvements are not in scope of homeowners association responsibility/Need to not set precedent that if you don't want to take care of things, the HOA will

- *There is a lien on property (don't know if I should put that in)?

- *Suggestion made to invite homeowner to board meeting to discuss plan for improvement

Treasurer's Report (Nick Henderson)

***Statement of Financial Condition as of May 14, 2014**

- Current Assets valued at \$83,126.99
- No outstanding liabilities

***Outstanding Dues Collections**

- 10 Homeowners are delinquent for 2013
- Billing for 2014 has not taken place yet
- 7 homeowners are delinquent for past years, some are same from year to year
- BOD discussed at meeting held on May 7, 2014 how to proceed with collection
- Homeowners may not realize that a lien is placed on your property if dues not paid
- Dues will be kept at \$150 for another year
- 3 years of operating costs need to be kept in savings

ERW SID Update (George Morrissey, SID Board Member)

***West Entrance** was completed to complement the East Entrance; Sign was finished and plantings are going in. The water main was extended to Eagle Run Drive. Trees were transplanted and new trees were added for better curb appeal

***MUD** will extend the water main from Eagle Run Drive to Maple Street this coming year

***East Entrance at 132nd Street**-No additional improvements planned at this time. They are waiting to see what grows in plant-wise and what will be needed

***Fence repair project** along 132nd Street

***Dead yews** will be removed throughout common areas due to winter kill

***SID** is not responsible for Homeowner's yards, roofs, or sidewalks. The homeowner accepts liability for condition of sidewalks where buckling has occurred except in cases where damage is caused by curb cut damage at which SID will take care of

***SID** is responsible for common areas only; streets, landscaping

***Annexation**-Eagle Run West is not currently on list for 2014 or 2015

***Street repair** along Eagle Run Drive is scheduled

***Be mindful** of contractors in area with a lot of truck traffic

Sand Trap Damage on Course

***Please do not allow children** to play in the sand traps

HOA Board of Director Nominations and Elections

***Four board seats** were newly opened for election, as follows:

***Sally Johnson (term expired)**

***Phil Wood (term expired)**

***Nick Henderson (term expired)**

***Gina Engel (resigned)**

The following candidates were nominated and seconded:

***Julie Mowat**

***Dave Maenner**

***Mike Walsh**

***Bob Maher**

The ERW HOA approved the election of the previous four nominated members to the board of directors by unanimous vote of those present.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted by Gina Engel, Secretary