

**Eagle Run West Home Owners Association
Annual Home Owners Meeting
May 25, 2022**

Board Members: George Morrissey (President), Nick Limpach (Vice President) (Common Areas), Jake McKee (Treasurer), Dave Maenner, Julie Mowat, Paul Savoy, Jerry Woodward, , Mike Piti

Welcome and Overview: George Morrissey

George Morrissey opened the meeting by having the homeowners introduce themselves. Board members present were George Morrissey, Jake McKee, Paul Savoy, Nick Limpach.

Common Area Maintenance: Nick Limpach

1. Mowing
 - a. Proceeding as in past.
 - b. Not aware of issues or challenges. (Other than Parsons, which will not be discussed but could be questioned)
2. Irrigation
 - a. West system has been started by Uleman
 - b. East system has been started by Champions.
 - c. Uleman made replacement and repairs.
 - d. Board is monitoring water usage. Expense way down from first year.
3. Circle upgrades from last year
 - a. Work was completed and took nicely.
 - b. A few dead jumper/yews. These will be replaced if they do not come back soon.
 - c. No need to irrigate at this time with current rains. Will watch for dry weather but should not be needed this year.
4. Tree trimming
 - a. Major trimming was completed last fall.
 - b. Not planning to do a major trim this year.
 - c. Are planning to do a major trim next year.
 - d. Watching trees in 133rd as they remained and may need trimmed this year.
5. Tree replacement on ERD
 - a. Pear Tree was removed last year.
 - b. New tree ordered and will be planted when arrives.
 - c. Kelly Slump expressed concern with replacing the pear tree. Pear trees will eventually all need to be replaced. Consideration should be given to alternative solutions. One option may be to remove every other tree, rather than replace this one.
 - d. Long term something will need to be done as trees reach end of life.
 - e. The board will meet with Mulhall's to review options.
6. Weed treatment
 - a. Not standard for Mulhall's to do as preventative. They treat as they arrive as recommended by best practices for sustainability.
 - b. Dandelions we generally bad this year. Mulhall's has been spot treating.
 - c. Joints at island curbs
 - i. We had to do this last August
 - ii. Was not needed this year until this week.

iii. Will be done soon.

7. Parsons Construction
 - a. New landscape at monument sign
 - b. Construction access through outlet
 - c. I am working with Lund Ross to keep in good condition and do final repairs at end of construction.
8. 144th street entrance
 - a. Know we need to do something eventually
 - b. Mulhall's provided a preliminary budget of 46K
 - c. Recommend the board plan \$50K for this work.
 - d. Discuss appropriate time to release work.
 - e. Will likely be two years out. Cost will be assessed at that time to determine best funding mechanism. Goal is to pay out of regular dues without large assessment.
9. Trees on 144th Outlet
 - a. City removed dead trees, south of ERD.
 - b. Stumps remained. We will hire Mulhall's to grind stumps to ground level, remove mulch and seed
 - c. Trees north of ERD are matured. Stakes will be removed.
10. City Street Repair – Eagle run drive
 - a. West half done last fall
 - b. East needs done.
 - c. I have reached out to Aimee Melton and she is following up.
11. Utility extension
 - a. Noted work happened
 - b. Do not have details
 - c. If any concerns will track down.
 - d. A question was asked if this will improve service. The board will try to track down that information.
12. Creek Trees
 - a. Champions hired contractor to trim and remove dead trees.
 - b. Work has been completed.
 - c. If any questions or concerns, I will take to Champions.
13. Open Topics
14. Landscape Lighting at 144th entrance
 - a. Past replacements have occurred when fixtures failed.
 - b. All remaining fixtures have now been replaced.
 - c. New fixtures are LED with long life. No further replacements should be required.
15. Holiday Lighting
 - a. Currently provided by Pat Earl
 - b. We Own the fixtures, as is typical. We pay Pat \$5400 a year to install, remove and store fixtures.
 - c. The board solicited bids in 2021 but did not receive quotes from others.
 - d. The board asked Pat for a new design. Pat does not provide a high level of design but rather allows clients to choose fixtures/decorations as desired.
 - e. The board would like to pursue alternative options again this year and asked for volunteers. Linda Ternent volunteered to lead this effort.
 1. Linda Ternent and Heather Efaw will solicit bids and review the board.
 2. The board asked for “good, better, best” and “scalable” options.

3. The desire is for a classy look with minimal religious references.

Treasurers Report: Jake McKee

1. Jake provided the treasury report, which included current balance of approximately \$70,000 cash held at our bank. Most of our budget remains committed to the landscape and upkeep of common areas in the neighborhood. Mulhall's and the cost of irrigation are the two material line items. While we expect costs to continue to rise, we believe that we should be able to hold the line and recommend keeping our current level of annual dues, \$500.
 - a. We have 3 lots of receivables that we continue to reach out to for collection.
2. Jake noted that future projects, 144th entrance, an update of our holiday lights, and an increase in costs will likely warrant a steady rise in annual dues and potentially special assessments tied to a major project.
 - a. Next year, we will analyze the method at financing the 144th entrance: 2-3 years of assessments or 1 assessment.

New Business: George Morrissey

- www.erwha.com
- Complaint process for covenant violations – George reviewed the policy that was created last year by Pansing Hogan.
- Violations that have been submitted to the Board – See Article 1 Restrictions & Covenants:
 - No grass, weeds or other vegetation will be grown or permitted to commence or continue, and no dangerous, diseased, or otherwise objectionable shrubs or trees will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. We have one homeowner complaint associated with this article.
 - Residence condition with exterior in poor condition, paint, rotted siding, duct tape repairs. We have one homeowner complaint associated with this home repair meeting the standard of care for the neighborhood.
 - These issues will proceed with resolution using the policy created previously.
- Board vacancies.
 - Nominations were made and approved for the following:
 - Jerry Woodward (secretary) – 3 year term expiring in 2024
 - Paul Savoy – 3 year term expiring in 2024
 - Julie Mowat – Ended her term on the board
 - Heather Efav – Nominated to a 3 year term expiring in 2025
 - Dave Maenner – 1 year term expiring in 2023
 - Mike Piti – 3 year term expiring in 2024
 - George Morrissey – 1 year term expiring in 2023
 - Nick Limpach – 1 year term expiring in 2023
 - Jake McKee – 1 year term expiring in 2023

End of minutes