

Eagle Run West Home Owners Association
Annual Home Owners Meeting
May 24, 2023

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

Welcome and Overview: George Morrissey

George Morrissey opened the meeting by having the homeowners introduce themselves. All board members were present.

Common Area Maintenance: Nick Limpach

1. Maintenance agreement with Mulhall's for 2023
 - a. \$35,000 contract for all maintenance and mowing
 - b. There will be miscellaneous expenses for sprinkler repair and plant replacement.
2. Mowing
 - a. Proceeding as in past.
 - b. Not aware of issues or challenges reported to date.
3. Irrigation
 - a. West system has been started.
 1. System was upgraded in 2021.
 2. No issues have been reported.
 3. Lack of rain but balancing with cost of water.
 - b. The East system has been started.
 1. This is an HOA owned system. This is a separate system from Champions.
 1. Champions should NOT be contacted with issues.
 2. Nick Limpach should be first point of contact. George Morrissey should be second point of contact. The board will engage Mulhall's and/or Uleman as required.
 2. Issues were discovered at start up. Uleman made minor repairs.
 1. Valves stuck open and ran overnight. Parts were replaced and other valves were tested.
 3. Documentation of system has been developed in conjunction with Mulhall's and Uleman.
4. Tree trimming
 - a. Last Major trimming was completed Fall '21.
 - b. No major trimming in 2022.
 - c. Monitoring and will likely need trimming in fall of 2023.
5. Eagle Run Drive Trees
 - a. No current plans for replacement of Pear Trees.
 - b. One tree was removed in 2021 and will not be replaced.
 - c. If additional trees die, they will be removed and not replaced.
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. Not aware of issues with weeds yet this year but monitoring it.

7. 144th street entrance
 - a. Board has been working with Mulhall's to develop options
 1. Options consider Design, first cost, maintenance costs
 2. Costs include sub-contracted work by McKay Lighting and Uleman Irrigation.
 3. Plants selected with maintenance in mind. No major differences between options but maintenance will increase over current landscaping. This should be minor for recurring costs.
 4. Designs prepared based on fully mature plants. Will be smaller when first planted.
 - b. Mulhall's presented options.
 1. Three options along with budgets. **See attached.**
 1. Botanical – Matches existing landscaping at 132nd.
 2. Formal Option
 3. Minimal Option
 2. Open discussion took place
 3. No final direction was determined
 - c. Timing / Logistics
 1. The board is suggesting this be a 2024 project.
 2. Best to perform tree removal when school not in session.
 3. Best to plant in "late spring" - Mother's day to Memorial Day.
 - d. 144th Street Landscape Committee
 1. The board is taking volunteers for a sub committee to select final landscape design. Please contact the board if interested.
8. Landscape Lighting
 - a. 144th Street GFI outlets are experiencing maintenance issues due to age.
 1. GFI outlet was repaired in west island during holiday light installation in 2022.
 2. GFI outlet in east island needs repair. The board plans to have this repaired.
 - b. 132nd Street tree lights were relocated this year due to tree growth. This returned the 132nd street lighting to original design intent.
9. Holiday Lighting
 - a. A sub-committee was formed last year
 1. Heather Efav
 2. Linda Ternent
 - b. Selected new vendor after reviewing many options.
 - c. Blingle was contracted to design and install for 2022.
 - d. Developed design around budget of \$15,000
 - e. Can use same design or tweak for 2023. One reason Blingle was chosen was they allow you to revise design each year at no cost.
 - f. Positive comments were received during the holidays and at this meeting.
 - g. Plan is to do same lighting in 2023 with same \$15,000. If comments are received between now and then they will be considered for possible revision.

Treasurers Report: Jake McKee

1. Jake provided the treasury report, which highlighted a year of increasing and unplanned costs. Our current net asset balance was \$40,627.01. Undoubtedly, our budget remains focused on landscaping, upkeep of common areas and the water required to keep all in reasonable shape.

2. Our due-based revenue has remained flat at \$500 per lot, but as indicated last year, we will be challenged by an inflationary environment, substantially increased water costs with the additional irrigation along 144th street, and consideration for new holiday lights. All of this largely came to fruition in 2022. We experienced non-recurring expenses of landscape damages related to weather (winterkill and wind damage). The aggregate cost of this tallied near \$18,000. On the recurring front, excessively dry weather brought an increased water cost and we decided to make a change on holiday lighting. Regarding holiday lighting, we have previously operated an “own & store” financial model where we incur large upfront purchase costs and then ongoing assembly, dismantling, and storage fees. In addition, as items failed or needed repair, we replaced as necessary. With much of our equipment near its life expectancy, we decided to transition to a “lease” model. While this brings higher annual costs, when compared to an amortized “own & store” model, it is similarly priced with the advantage of new, reliable equipment each year, as well as the additional flexibility of being able to change our design or look without incurring any switching costs. The total of the above costs reconciles the deficit relative to our annual revenue.
3. Past due accounts - We have 7 lots of receivables that we continue to reach out to for collection. This is within our normal range of delinquency, but we try to be as “neighborly” as possible and have not had a history of perpetual individual defaults. These have generally been collected following reminders or with the next invoice.
4. 2024 Budgeted Expenses = \$74,000
 - a. Per lot this would equal a maximum 125% increase to our annual dues to \$625. This clearly does not cover our projected costs, so we anticipate another deficit in 2024, but have the reserves available to cover.
5. 144th Renovation Project – Mulhall’s has projected costs ranging from lower \$100,000’s to mid \$100,000 - \$200,000. While no decision has been made in terms of cost, my recommendation to the board was to begin building a higher reserve specific to this project in the next 3-4 year period. Our maximum assessment, without approval, is limited to \$300 per year. Basic cash flow projections for this indicate that this maximum annual assessment will get a large percentage of this cost covered. It should be noted that the HOA may need to finance some of this project depending on the timeline.

New Business: George Morrissey

- www.erwha.com – website has been revamped. George encouraged homeowners to fill out the contact information so they can be reached for important timely information exchange.
- Repair/Reconstruction of Eagle Run Drive. This is a Public Works project. Phase 1 was the west end of Eagle run drive from 140th to 144th. Phase 2 is from 132nd to 139th. The work has been awarded to Spencer Management Co. A schedule has not been released but the project is anticipated to be under way in 2023.
- 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 multiple homeowner complaints associated with one lot owner. Attempts have been made to discuss this to develop an improvement plan; however,

communication has stopped. To remedy likely means utilizing the violation policy. George has spoken with the HOA's attorney about next steps.

- Residence condition with exterior in poor condition, paint, rotted siding, duct tape repairs. This applies to one lot where improvements have been approved and construction was underway. The contractor has been fired or quit so the project is in limbo. The City is involved because of the permit process. Patience is necessary as this should eventually be remedied.
- Overgrown shrubs impeding the sidewalk. We received multiple complaints on this. George met with the lot owner and the shrubs are scheduled to be removed within 60 days.
- 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
 - Heather Efaw – 3 year term expiring in 2025
 - Dave Maenner – 1 year term expiring in 2023. Accepted nomination for a 2 year term expiring in 2025.
 - Mike Piti – 3 year term expiring in 2024
 - George Morrissey (president) – 1 year term expiring in 2023. Accepted nomination for a 3 year term expiring in 2026.
 - Nick Limpach (vice president) – 1 year term expiring in 2023. Accepted nomination for a 3 year term expiring in 2026.
 - Jake McKee (treasurer) – 1 year term expiring in 2023. Accepted nomination for a 3 year term expiring in 2026.

End of minutes