

Canada Hills Village 14 (Eagles Bluff) Homeowners Association

Board of Directors Meeting Minutes

Date: July 16, 2018
Time: 5:00 PM
Location: Cadden Community Management office

(Edited for Publication)

CALL TO ORDER

The meeting was called to order at 5:00 PM

ROLL CALL

Board Present: Ken Harry, VP
Todd Fedoruk, Secretary
Terry McDonough, Treasurer

Members Absent: Derald Owens, President

Homeowners
Present: Stan LaVelle

Management
Representative: Agnes Hertzog, Cadden Community Management
Vanessa Lubinsky, Cadden Community Management

QUORUM (3):

A quorum was present to conduct the Board of Directors meeting.

Ms. Hertzog announced her retirement effective July 31st; Vanessa Lubinsky will be the point of contact until a permanent replacement manager can be assigned.

HOMEOWNER INPUT

Mr. LaVelle extended his thanks and appreciation to Ms. Hertzog for her service to the community.

Mr. LaVelle also thanked the Board for the recent tree project and asked about the berm near the golf course. Mr. Fedoruk will visit with the town engineer to see who owns this property.

Ms. McDonough noted recent bee activity was treated by the cable guys.

MINUTES

MOTION: To approve the **April 11, 2018** Board of Directors Meeting minutes as submitted.
Motion made, seconded and passed unanimously.

REPORTS

President's Report:

No report presented at this time.

Treasurer's Report: Terry McDonough As of June 2018

) Pre-Paid Assessments	\$2,424.29
) Delinquent Assessments	\$70.80
) Unpaid Invoices	\$0.00

MOTION: To approve the June financials as submitted. **Motion made, seconded and passed unanimously.**

OLD BUSINESS

Entry Solar Panels

Mr. Fedoruk gave an overview of the current solar panels and batteries, noting a larger battery and panel are needed for the Eastern wall.

MOTION: To approve the purchase of larger solar panel, batteries and miscellaneous equipment not to exceed \$250.00. **Motion made, seconded and passed unanimously.**

Tree Removal

Recent tree work included removal of two trees and trimming of two others, however owners in the area were upset at a lack of notification prior to the work being done. Mr. Fedoruk did speak to the owners and apologized. Any future work will include notification to effected residents.

There was also some debris around the mailboxes which Ms. McDonough removed.

Road Work

Although this item was not on the agenda, Mr. Fedoruk and Mr. LaVelle will inspect the streets and come up with a scope of work for bids. Colder months should have crack fill and warmer months a chip seal.

NEW BUSINESS

1) 2019 Draft Budget and Annual Meeting

A preliminary 2019 Budget was presented, however it is too early in the year to accurately review a 2019 budget; this will be an agenda item for the October meeting. Mr. Henry agreed to seek re-election.

NEXT MEETING: Vanessa Lubinsky will coordinate an early October meeting with the Library/Board members.

MANAGER'S ACTION ITEMS

-) No items
-) October agenda: 2019 budget/annual meeting

BOARD ACTION ITEMS

-) Fedoruk/LaVelle: inspect roads
-) Fedoruk: town engineer

ADJOURNMENT: The meeting adjourned at 5:35 PM.