

# Eagles Bluff-CH14 Homeowners Association

## Board of Directors Meeting Minutes DRAFT

**Date:** October 30, 2018  
**Time:** 5:00pm  
**Location:** Oro Valley Library, 1305 W. Naranja Drive

### CALL TO ORDER

The meeting was called to order at 5:03pm

### ROLL CALL

Board Present: Derald Owens - President  
Ken Harry - Vice President  
Todd Fedoruk – Secretary  
Teri McDonough - Treasurer

Homeowners  
Present: Joe Recchio  
Nancy Recchio  
Betty Anne Hightower  
Stan Lavelle

Management  
Representative: Vanessa Lubinsky and Renae Hamby - Cadden Community Management  
Minute Taker: Renae Hamby - Cadden Community Management

### QUORUM Requirement is three (3) directors:

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

### MINUTES

**MOTION:** To approve the July 16, 2018 Board of Directors Meeting minutes as submitted.  
**Motion made, seconded and passed unanimously.**

### HOMEOWNER INPUT

- Betty Anne Hightower inquired about the cancelation of the garage/yard sale. Board inform that after the Spring Sale, there was not enough participation to continue doing the yard sale on the previous schedule of fall and spring, so the fall community sale event was cancelled. If a Homeowner would like to have a yard sale they may request approval from the Board. Cancellation notifications will be posted at the mailboxes, as well as an offer to host a Fall community yard sale. Interested parties will be requested to notify Teri McDonough. If there is sufficient interest, a community yard sale can still be scheduled before year's end, without additional town sign permitting costs.

- Homeowner inquired about a black car that has been parking on Sand Pebble Drive. Teri McDonough explained that the car belongs to the grandson of a homeowner, away at basic training; and that they acquired a permit to park from the Board. This is a short-term permit, lasting only a few weeks, until other arrangements for this vehicle are finalized.
- Homeowner reported trash can being stored in a visible area at the first house, Lot #42. Board explained that there is not room behind the fence or in the garage to store the cans, but would take the issue of enforcement under advisement.

## OFFICERS' REPORTS

- **President's Report (Derald Owens):** Mr. Owens explained that they have made strides in the neighborhood with parking. Explained that the homeowner with the parking issue on Desert Flower Drive is no longer an issue. The neighborhood is looking good. Introduced the new homeowners Joe and Nancy Recchio. Mr. Owens asked Mr. Recchio if he would be interested in volunteering for the board; He agreed to volunteer.
- **Treasurer's Report (Teri McDonough):** As of September 30, 2018
  - Pre-Paid Assessments ..... \$2,558.63
  - Delinquent Assessments ..... \$1.14
  - Unpaid Invoices ..... \$0.00

**MOTION:** To approve the September 2018 financials as submitted. **Motion made, seconded and passed unanimously.**

- **Committee Reports:** No committees
- **Manager Report (Attached):** XXX (PENDING)

## OLD BUSINESS

- **Road Work:**
  - ✓ Missed the season to do minor surface repairs on the road. Cold weather in January, will give the opportunity to perform crack sealing the road. Manager suggested Morgan Pavement for resurfacing the pavement. Stan Lavelle and Todd Fedoruk will get together and walk the association roads to assess needed repairs. All road work will be tabled until January.
- **Solar Panels :**
  - ✓ Solar lights at the entryway are up and running. There are now three batteries on each entrance light instead of only one, and a new, larger, solar panel for the East light. The lights now operate from sundown to approximately 3AM. If additional runtime is wanted, the

new battery casings can hold up to eight batteries. Repair costs were actually \$272.33 instead of the appropriated \$250.

**MOTION:** To approve the reimbursement to Mr. Fedoruk at the adjusted cost of \$272.33. **Motion made, seconded and passed unanimously.**

## **NEW BUSINESS**

- **2019 Draft Budget:**

- ✓ Discussed overall expenses and current operating and reserves bank balances and the need to replenish both.
- ✓ Discussed and explained the need for increasing the annual assessment by 17% (\$40), to \$272/year.
- ✓ Explained that community used to set aside 10% of the revenue and they have strayed from that practice, depleting capital revenue.
- ✓ Manager will mail out a budget information packet provided by Mr. Fedoruk, and a ballot for voting on the budget, as soon as possible.
- ✓ Deadline for ballots to be received at Cadden's Offices will be November 28, 2018. This is necessary to finalize the 2019 Budget before year's end, for accounting and billing purposes.
- ✓ A 2/3rds "yes" vote (43 association members) is needed to pass any assessment increase above 6%.

**MOTION:** Motion to approve the 2019 draft budget. **Motion made, seconded and passed unanimously.**

- **Annual Meeting/Nominating Committee:**

- ✓ Speak with people in the neighborhood while out and about and send interesting candidates to manager.

## **FUTURE MEETING SCHEDULE**

**Annual Meeting:**

- Thursday, January 24, 2019, at 5:45pm and Oro Valley Library

## **BOARD ACTION LIST**

- Volunteers for Board of directors

## **MANAGER'S ACTION LIST**

- Violation letter
- Send copy of Violation letter to the Board of Directors
- Update Homeowner's spreadsheet
- Check records for expiring board members.

- Always mail hard copy of Board packet to board members before meeting

**NEXT MEETING:** The next Board of Directors meeting is Thursday, January 24, 2019, at 5:45pm and Oro Valley Library

**ADJOURNMENT:** The meeting adjourned at 5:50pm.

**MOTION:** To adjourn the Board of Directors meeting. The meeting was adjourned at 5:50 PM. **Motion made, seconded and passed unanimously.**