

Eagles Bluff-CH14 Homeowners Association

Board of Directors Meeting Minutes

Date: April 18, 2018
Time: 5:30pm
Location: Oro Valley Library, 1305 W. Naranja Drive

CALL TO ORDER

The meeting was called to order at 5:30pm

ROLL CALL

Board Present: Derald Owens - President
Ken Harry - Vice President
Todd Fedoruk – Treasurer
Teri McDonough - Secretary
Joe Recchio- Member at large

Management

Representative: Vanessa Lubinsky and Maritza Sosa - Cadden Community Management

Minute Taker: Maritza Sosa - 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 October 18, 2018 Board of Directors Meeting minutes as submitted. **Motion made, seconded and passed unanimously.**

HOMEOWNER INPUT

- Homeowner suggests that the next time landscapers are going to be trimming trees, that the board let homeowners know before the project happens.

OFFICERS' REPORTS

- **President's Report (Derald Owens):** President states that the parking is getting better. Also says that he believes the people that are violating the parking rules are new to the community and hopes that after the resolutions and the parking rules get mailed out to everyone, there will not be as many violators.

- **Treasurer's Report (Todd Fedoruk):** As of March 31, 2019:

 Pre-Paid Assessments	\$4,004.59
 Delinquent Assessments	\$140.75
 Unpaid Invoices	\$0.00

MOTION: To approve the March 31, 2019 financials as submitted. **Motion made, seconded and passed unanimously.**

OLD BUSINESS

- **Road Work:** Would like to consider holding until reserves are built up more. Would like to do some areas that are a priority first. Board will let us know when manager should get bids.

NEW BUSINESS

- **Town Hall HOA training:**
 - **May 17, 2019** is when training will be held, Board encourage homeowners to attend.
- **Master Association Letter:**
 - A letter was sent to the whole community asking that homeowners send in their thoughts about the golf course being decommissioned.
- **Solar Panels:**
 - Solar panel in west side of the entrance no longer works, Todd would like to replace it and would like the board to allow him not to exceed \$200 for a new one. **Motion made, seconded and passed unanimously.**
- **Imposition of fines resolution:**
 - Board reviewed draft resolution, board voted to adopt resolution. **Motion made, seconded and passed unanimously.**
- **Appeals and due process of non-compliance resolution:**
 - Board reviewed draft resolution, board voted to adopt resolution. **Motion made, seconded and passed unanimously.**

BOARD ACTION LIST

- Todd will post Master association letter on website
- Todd will install new solar panel on west side of the entrance

MANAGER'S ACTION LIST

- Violation letters

- Send copy of Violation report to the Board of Directors
- Make sure bank statements are always included in the financials
- Mail out Resolutions and Parking Rules to all homeowners and direct homeowners to the website for governing documents
- Always mail hard copy of Board packet to board members before meeting

NEXT MEETING: The next Board of Directors meeting is **September 26, 2019** at 5:30pm at Oro Valley Library

ADJOURNMENT: The meeting adjourned at 6:26pm.

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