

Eagles Bluff-CH14 Homeowners Association

Board of Directors Meeting Minutes DRAFT

Date: September 26, 2019
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
Todd Fedoruk – Treasurer
Teri McDonough - Secretary
Joe Recchio- Member at large

Board Absent: Ken Harry - Vice President

Management
Representative: 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 April 18, 2019 Board of Directors Meeting minutes as submitted. **Motion made, seconded and passed unanimously.**

HOMEOWNER INPUT

- Homeowner would like to know who decided homeowners would have to pay \$100 to keep the golf course open.
- Homeowner concerned about sidewalks lifting.
- Someone has been taking down the notices on the community bulletin board, yesterday the whole board was flipped over when meeting notice was put back on.

OFFICERS' REPORTS

- **President's Report (Derald Owens):**
 - Pleased with how well the neighborhood has been maintained since he has been gone for the summer.

- Wants to thank the board for the great job they have been doing.
- New construction at La Canada and Naranja, there might be an increase in traffic, encourage homeowners to go to the meeting.

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

 Pre-Paid Assessments	\$1,291.70
 Delinquent Assessments	\$167.11
 Unpaid Invoices	\$0.00

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

OLD BUSINESS
NONE

NEW BUSINESS

- **Draft Budget for 2020:**

- Treasurer would like to propose a 5.7% increase for 2020 budget, this will be a \$14.00 increase for each lot per year.
- Reason for increase is to fund the Winter 2019 and Summer 2020 Summer road maintenance.
- General increase in expenses were for administrative and operating expenses.
- **Motion made, seconded and passed unanimously,** to approve the 2020 budget with the increase.

- **Management Fee Increase Addendum:**

- Budget was drafted with the management fee increase. The board agreed to accept the addendum.
- **Motion made, seconded and passed unanimously,** to accept management fee increase.

- **Community Yard Sale:**

- Yard sales have been scheduled for the first week of November and in May in the past.
- Homeowner states that many owners do not participate and is a waste of time.
- **Motion made, seconded and passed unanimously,** to keep having the community yard sales at the same schedule.

BOARD ACTION LIST

- Terry will go around the association and mark all the sidewalks that need to be repaired.

MANAGER'S ACTION LIST

- **Look through Waste management contract see when it is up.**
- **Get bids for crack seal**
- **Summer seal coat**
- **Bids for sidewalks- Ask board to send list of areas needed to be repaired**
- **Email street sweeping contract to board**
- **Send out contact information that management company has to the board**
- **Send violation letter to lot 31**
- **Check who is up for reelection, send to the board**

NEXT MEETING: The next Board of Directors meeting is **January 27, 2020** at 5:30pm at Oro Valley Library

ADJOURNMENT: The meeting adjourned at 6:24pm.

MOTION: To adjourn the Board of Directors meeting. The meeting was adjourned at 6:24 PM. **Motion made, seconded and passed unanimously.**