

**Eagles Bluff-CH14 Homeowners Association  
D R A F T Board of Directors Meeting Minutes**

**Date:** November 07, 2023  
**Time:** 5:00 PM  
**Location:** Oro Valley Public Library, Quartz Room. Located at the SE Corner of La Canada & Naranja Dr.

**CALL TO ORDER**

The meeting was called to order at 5:00 PM

**ROLL CALL**

Board Present: Derald Owens- President (Present)  
Todd Fedoruk-Treasurer (Present)  
Joe Recchio- Member at large (Present)  
Hugh Mosher- Vice President (Present)  
Todd Berson – Member at Large (Present)

Management  
Representative: Jose Becerra - 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 November 03, 2022 Board of Directors Meeting minutes as submitted.

**Motion made, seconded and passed unanimously.**

**HOMEOWNER INPUT**

- Homeowners in Attendance – Two
- Homeowner mentioned he attended the last CHCA “Master” Association meeting for information about landscape maintenance; specifically when a neighbor’s tree encroaches on a neighboring property. The CHCA stated a neighbor has the right to trim any plant that encroaches on or over their property. The Board acknowledged that assumed ‘right’, but exercising that right without discussing it with your neighbor may start an unwanted and unnecessary confrontation.
- Homeowner brought forward an idea to the Board of a Block Party for the community. The Board thought a block party was a good idea for 2024 and suggested the homeowner should chair a committee to organize it. The subject was tabled.

**OFFICERS’ REPORTS**

- President Report
  - Derald mentioned that the community is looking good, but the community is still experiencing parking issues.
- Treasurer Report
  - Todd points out that the delinquent assessments total has doubled.
  - Some homeowners may still be confused about where to send their payments. It was recommended that Cadden provide better instructions on how to submit payments to them.

**Financial Report for the period ending October 2023:**

- Unpaid Bills ..... None
- Reserve Balance ..... On Schedule
- Delinquent Assessments ..... 11-Owners are Past Due

**MOTION:** To approve the financial report for **October 2023** as submitted.

**Motion made, seconded and passed unanimously.**

#### OLD BUSINESS

- **Replacing Cadden as the Associations Management Company**
  - Todd explains that since the last Board meeting, Communication from Management has improved. The Board is pleased and prefers to stay with Cadden.
  - The Board did mention that the payment process is complicated.

#### NEW BUSINESS

- **2024 Draft Budget**
  - Assessment Dues Increase of 5.8% was recommended to address inflation related increases in goods and services, as well as to provide additional finding of the capital reserve account.
  - Possible road work will be needed in 2027.  
**Motion made to approve the 2024 Draft Budget (version 2), Seconded and passes unanimously.**
- **Capital Reserve Study**
  - The 2024 Dues increase will provide sufficient reserve funding for the planned 2027 road maintenance. However in subsequent years leading up to 2027, this fixed expense in our budget will need to increase at least by the CPI or inflation, whichever is greatest.
  - Road maintenance bids for planning purposes will need to occur by mid-year to improve the accuracy of the next reserve study.
- **Amnesty for Owners AR late and misc. charges**

The Board would like to zero out outstanding AR late and miscellaneous charges in the homeowner's AR accounts, if those homeowners have paid their 2023 Dues by December 31, 2023. So far, the association has paid out more money in attempting to collect late fees, than the monetary value of the dues. A review of the late charges have shown that many of these charges were the result of miscommunication as to who, where, and how to pay the quarterly dues.

**Motion made to remove any late and miscellaneous charges to a homeowner's AR account, and zeroing-out that account, if either**

**(1) The homeowner has paid their 2023 dues in full by December 31, 2023; or**

**(2) The total amount of money received from the homeowner in 2023, including but not limited to 2023 dues, plus late and miscellaneous charges is equal to or exceeds the 2023 Annual Dues amount of \$312 dollars. If the homeowner has paid more than \$312 dollars to the association in 2023, no money will be reimbursed or credited back to the homeowner's AR account, since the association is absorbing the cost of fees and late notices. – Seconded and passes unanimously.**
- **Annual meeting**
  - Date: January 23, 2024
  - Time: 5:00 PM
  - Location: Oro Valley Library (Program Room is already reserved)
- **Call for Candidates (Draft Postcard)**

**ACTION ITEM:** Management to send out Call for Candidates Post Card.
- **Updated Members Directory**

**ACTION ITEM:** Management will provide the Board with an Excel report of the homeowners and tenants directory.
- **The Board would like to see draft notices to those in violation.**

**ACTION ITEM:** Management will draft the violation notices and will provide the drafts to the Board for review.

NOTE: (Due to repeatedly ignoring verbal requests, Skip Friendly and Continuing and escalate to a Final)

#### NEXT MEETING:

- A 2024 meeting schedule will determined at a later date.

**ADJOURNMENT:** The meeting adjourned at 5:58 PM.

**MOTION:** To adjourn the Board of Directors meeting. The meeting was adjourned at 5:58 PM.  
**Motion made, seconded and passed unanimously.**