

Village at Eagle Creek

Meeting Minutes

July 16, 2018

The meeting was called to order by President Gia Renee at 6:00pm.

Board members present: Gia Renee, Vince Wall, Robert Horton, David Hite, Fred Hellman

Security report given by Travis Alsup

NEW BUSINESS:

- The air conditioner is not working in the clubhouse. We have received 2 bids to replace the air conditioning. We will have the final bid by Friday. Board will approve a bid on Friday to get the air conditioning replaced. Tabled for a final bid.
- There have been issues with people in the pool that do not belong to the community. We have received the colored bands for residents to wear. A letter will be sent to all residents with the bands that must be worn in the pool area. If someone doesn't have a band they will be required to leave the pool immediately.
- The tumblers are going bad on locks to the entrances to each building. Board voted to approve replacement of tumblers to each building at \$60 each. Motion carried 5-0
- Maintenance is assessing back doors to the buildings to see which of the doors need to be replaced. Tabled pending assessment.
- The north pond has weeds overgrowing the banks. The lawn crew and Aquatic company is not licensed to treat the weeds growing in the north pond. A company will be coming out to assess the problem and give a solution. Tabled pending assessment.
- Receiving bids to pave the reserved parking spaces throughout the community. One bid received. Tabled for additional bids.
- Received 2 bids for tree trimming. Board voted for tree trimming throughout the community and removal of dead trees and stumps. Motion carried 5-0
- Bid received to renovate the clubhouse, restrooms, exercise room. Board approved a budget of 5k to renovate only the exercise room. Floors to be replaced with rubber matting, walls painted, a couple new pieces of equipment, mirrors, television mounted to wall and possible camera system. Motion carried 5-0 for renovation of exercise room. Motion denied 1-4 for clubhouse and restroom renovations.
- Board reviewed bids for gutter cleaning. Board wants to confirm the quote from Gutter Kings to make sure it is for all buildings. If the quote accurate-Motion carried 5-0
- Board reviewed cleaning company quotes. Current cleaning company cleans bi-weekly, the new cleaning company will clean weekly to include the Clubhouse. The new company was priced the same for weekly service as opposed to the bi-weekly we had been getting. Company will be Jan-pro. Motion carried 5-0.
- Board accepted to get a new computer and printer for the clubhouse. Computer will be compatible for the security system installed on the current system. The current system wouldn't connect to the community hot spot. Printer will be used for mailings to help cut the

expense of going through the management company. Budget \$500 for computer and \$300 for printer. Motion carried 5-0

- Board discussed keeping Don our interim maintenance permanently. Board will offer position to Don. Motion carried 5-0.
- Board has received 3 bids for intercom systems. Tabled for additional bids and further research.
- Vince determined the community is currently 40% rentals. Board is discussing putting a 45% cap on rentals.

OLD BUSINESS:

- 4391 the fire door will be replaced this week. Approval voted in a prior meeting.
- The siding project for buildings 4230,4240,4250 will take place in the next 3 weeks.
- Comcast installed wifi to the pool area. Board was advised the hot spot will extend throughout the community for residents to use.
- Board previously approved weeding through lawn company. Lawn company is in the process of removing weeds.
- Meeting was held with residents concerning new dog rules to include fees imposed.
- Dog receptacles and signage still to be ordered and placed through the community.
- Outdoor benches have been received pending set up through Don.
- Locksmith was hired for the community. Vendor is Indianapolis Lock Guys.
- Additional parking in front of buildings along Eagle Creek Parkway tabled.
- 7230 Fred to take care of mold issue
- Lighting throughout the community is pending further bids.

EMAIL VOTES:

- June 26 Board voted for extra patrols for the summer months when the pool is open. Motion carried 3-2 abstain
- June 28 Updated delinquency letter, adopted collection guidelines and turned over current accounts to the Attorney to set up liens, garnishment and court cases. Motion carried 3-2 abstain.
- June 29 contacted Board of Health to spray the community for misquitos bi-weekly at no cost to the community. Motion carried 3-2 abstain.

Meeting adjourned 7:45pm.