

Village at Eagle Creek

Meeting Minutes

December 17, 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

Property Manager: Richard Meza

NEW BUSINESS:

- There are soffits throughout the community that are rotting causing problems with gutters. Requesting bids.
- The juczuzzi room has mold. The BOD has accepted a bid for removal of the mold. Motion to fill in the juczuzzi, put up walls in place of the windows and have a discussion to expand the exercise room or use as a business center. Motion was declined until remediation was complete.
- There is an issue with heavy trash throughout the community. BOD elected to have a heavy trash pick up day each month. Residents are to only put out heavy trash the week of the heavy trash pick up. Date to be determined.
- FHA certification has lapsed for the community. Richard to have this corrected by Friday December 21.
- Motion to replace intercom systems throughout the community. BOD to look over current bids and for the vendor to complete the job. The job is expected to last 4-6 months as residents will need to allow the vendor into their unit to replace their current intercom. BOD to discuss options for residents to get their units replaced once vendor has placed order and determined installation dates. Voted 5-0
- BOD discussed additional patrols. Signal 88 to provide a proposal for future vote.

This meeting was to discuss the 2019 budget. Robert Horton, treasurer and Richard Meza Property Manager each submitted a 2019 proposal. Mr. Horton and Mr. Meza are going to combine their proposals for a final vote to the BOD. Coupon books were mailed to residents for January and February while the BOD works on the 2019 budget.

2019 major budgeted projects and estimated costs:

1. Pave the reserved parking 100k
2. Add additional parking along Eagle Creek Parkway in front of 4470,4480 75k
3. Pond repairs to the North pond with 3 possible agitators 25k
4. Roof repairs 25k
5. Repair fences, hallway rear doors 23k
6. Remove dead trees 2,500
7. Intercoms 75k

Adjourned 8pm