

Village at Eagle Creek

Meeting Minutes

November 20, 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:

- Received bid for remediation of mold in the jucuzzi room. Motion carried 5-0
- Board discussed cap on rental in the community.
- Discussion on future roof replacement and reserves to cover the cost of the roof replacement. Estimated cost 900k
- Board reviewed quotes for intercom replacement
- Possible raccoon in attic to a unit. To have maintenance set traps.
- FHA Certification needs to be completed by management company.
- Discussed carpet replacement in some buildings.

EMAIL BUSINESS:

- August 8 Board voted on Classic Lawncare for shrub trimming Motion carried 3 yes, 2 abstain
- August 16 Board voted to replace clubhouse HVAC that is no longer working Motion carried 3 yes,2 abstain
- Sept 26 Nuisance letter sent to resident re: pitbulls
- Oct 9 Gia Hammon, Robert Horton met and approved new maintenance person through OMNI
- Nov 6 Board voted on Classic Lawncare for snow removal contract Motion carried 4 yes,1 abstain
- Nov 14 Board accepted proposal for mold remediation for clubhouse jucuzzi
- Dec 1 Robert Horton will compile a preferred vendor list with spending cap for emergencies (electrical,plumbing)
- Dec 12 Board voted to hire a company to do a current Reserve Study. Robert Horton will meet with current CPA Commer & Nowling Motion carried 5-0