

## **Village at Eagle Creek**

### **Meeting Minutes**

**March 1, 2019**

The meeting was called to order by President Gia Renee at 6:15pm.

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

#### **NEW BUSINESS:**

- The budget was approved in a prior board meeting to renovate the exercise area. The budget was 8k. Board made a motion to accept a bid for labor and supply list from Gia for the project. Motion carried 5-0
- Lock housing units are going bad to the entry doors. Obtaining bids to replace them. Also looking for a new locksmith to be on call for the Property.
- There are 2 light poles on the ground that need to be uprighted. Obtaining bids for an onsite on call electrician when maintenance is unable to repair.
- Re-bidding paving the reserved spots throughout the community.
- Board is setting up a date to meet with intercom company to replace the aging intercom system throughout the community.
- Requesting bids for insurance for community golf cart.
- Requesting bids for lighting throughout the community where lighting is poor. Solutions to include solar and spider light options for existing lighting.
- Going to meet with an arborist about topping off trees throughout the community.
- Board made a motion to accept a 2 year contract with our current pond company for treatments to ponds. Motion carried 5-0
- FHA Certification expired in the community. Vince to work with PM to get it renewed.
- The gutters are pulling away from the buildings causing multiple issues. To have a contractor evaluate to determine the root cause and offer a solution.
- Discussion of areas throughout the community with no grass. Some trees may need to be removed/replaced in order to allow grass to grow. Discussed chemical applications for lawn.
- Board is looking for another Attorney to represent the Property. Voted 4-1
- Board decided to maintain relationship with OMNI due to new PM that is attentive. Board will re-evaluate as needs change.
- Requesting bids for lawncare.

#### **OLD BUSINESS:**

- Caps for rentals we are at 41% currently
- Purchase a couple of agitators for the North pond not to exceed 5k
- Board to do an assesment of entries for painting and carpeting Spring 2019
- 2019 budget still needs to be approved
- Bids from Sentes to change carpets in halls every 3 months.
- Bids to replace fencing throughout the community
- Reserve study to be completed for 10-15 year projection

**EMAIL VOTES:**

- Purchase a golf cart to cut back on maintence. Maintence can get more tasks completed by using a golf cart to get around the Property as opposed to walking back and forth. Motion carried 5-0

Meeting adjourned 7:20pm.