

Minutes of the Quarterly Board Meeting – EGHA  
September 13, 2015

President Alex Boerner called the meeting to order at 2:03 p.m. and reviewed the agenda. In attendance were Alex, Paul Young, David Stripling, Marcia Power, Rick Carl, Michael Hechler, Jim McEntire, and Karen Stripling. Tracy Bock, Chair of the Beautification Committee, attended the meeting at the request of the Board.

The Minutes of the Quarterly Meeting held May 31, 2015, were reviewed by Marcia Power, Secretary. Paul Young offered a motion, and David Stripling provided a second, that the minutes be approved as presented. The motion carried by unanimous voice vote.

David Stripling presented the Treasurer's report. Two liens have been filed against the only two homeowners in arrears on their dues for two successive years. Seventeen households have not paid the Special Assessment of \$125 which was due August 3, 2015. Paul Young offered a motion, and Rick Carl provided a second, that the report be accepted as presented. The motion carried by unanimous voice vote. A copy of the Treasurer's Report is attached.

Paul Young, Maintenance Chair, reported that the split rail fence has now been completely removed from the Northshore entrance. Paul reported that all the street lights have now been converted to LED. One light pole broke at the base, and it is in the process of being replaced. During the replacement it was discovered that the original installation was done incorrectly, and all the wiring is encased in concrete in the ground. It will be necessary to very carefully remove the concrete to avoid "live" wires. The contractor who has done the project for us sustained a fractured femur when the ladder he was on fell when the light pole broke. Although he did have insurance, he has had complications and a lengthy recovery. The Board expressed their regret over his injury and hope for continued recovery. Paul also reported that the irrigation system on Northshore, which is very old, has been updated and repaired, although Myers Landscapes continues to assess its functioning. The halogen lights illuminating the Eagle Glen signs at both entrances are being replaced with LED lights. The savings from all the light conversions should be apparent in decreased electrical utility bills and bulb/receptacle replacement. The area east of the Westland entrance has now been cleaned up with the exception of stump removal. Karen met with Mike Myers of Myers Landscapes to review options for irrigating the February 2016 planting along the Westland entrances and Westland to Northshore. She also discussed fall plant installation at the Northshore entrance with him as included in his contract.

Tracy Bock, Beautification Committee Chair, reviewed the continued plans for the replacement of the pines in Section 2, the status of the remaining pine trees on Westland in Section 1, and the quotes for their removal. While we received two quotes of \$40,000 and \$24,000, Barbosa Complete Tree Services' quote is for \$7000. Rick Carl made a motion that the Board accept the report as presented and tasked the Beautification Committee with vetting Barbosa Complete Tree Services regarding liability and workers' compensation insurance; following receipt of the Beautification Committee report on Barbosa, the Board will call for a vote of the Eagle Glen Homeowners Association members to approve removing the Section 1 trees with funds generated by voluntary prepayment of 2017 dues during 2016. Paul Young provided a second. The discussion included the advantage of contracting to have the trees removed now rather than in 2017. Several trees are leaning, one is at risk of falling on a homeowner's property, and another tree is dead. The latter two trees will have to be removed as soon as possible. Others may fall at any time due to improper planting, as we have seen in the past. Postponing removal puts EGHOA at risk of having to pay significantly more later on, in addition to the risk of injury and/or property damage from falling trees. If, however, the trees are removed by this spring, the area would lie barren until vegetation could be planted in a few years. The Beautification Committee is obtaining additional quotes for tree removal in Section 1 for the basis of comparison. Following this discussion, the motion carried by unanimous voice vote.

Alex reviewed the recent paving of the subdivision. The Board is grateful to Dan Pitts for successfully getting the attention of John Schoonmaker, who succeeded in getting the County to pave Eagle Glen. There were a few minor follow-up issues that the County is addressing. In addition, the signs announcing the paving project will need to be removed from the entrances, and Jim Snowden will be contacted this week. There was, however, as Alex reported, a problem at the top of Eagle Nest Lane. On Saturday, August 22nd the County marked "No Pave" on the extension through the cul de sac that allows four homes access to their driveways. David Fielder, a real estate attorney and homeowner on the Eagle Nest Lane extension, contacted Jim Snowden on Sunday, the 23<sup>rd</sup> asking for information and suggesting that the lane should be paved. Mr. Snowden replied that evening that the extension does not meet the statute to be classified as a legal street, rather it is a Joint Permanent Easement, and therefore, it is not the County's responsibility to pave. The County did not, however, have any objection to the contractor, The Rogers Group, paving the extension at our cost while in the neighborhood. Karen Stripling was able to contact The Rogers Group and obtain an estimate of \$5000 to pave the easement. The four homeowners approached the Board about paying for the paving, but the most the Board could provide without approval by vote from a quorum of homeowners was \$1500, according to the bylaws. The homeowners agreed to divide the remaining balance of \$3500 amongst themselves for a cost of \$875 each. Within a very short timeframe in the middle of a work day, Karen contacted the Board members by phone and by email and proposed a vote to provide the \$1500. The Board voted in favor of the expenditure with one abstention (Marcia Power, who is also a resident on the lane). The easement was paved, and the contractor received payment within 24 hours. Subsequent to the agreement, the four impacted homeowners expressed their concern that as a common area in Eagle Glen, the easement should be the responsibility of the neighborhood just as other common areas are and asked for reimbursement. The Board agreed to take up the matter at the quarterly meeting.

The Board discussed the definition of various types of common areas, the legal responsibility of the four impacted homeowners and/or the EGHOA for the easement, and the ethical issues involved in not reimbursing the four homeowners. The other maintenance issues in the neighborhood were discussed including the trees on the perimeter and their replacement and the drainage issues. It appears that the easement is mentioned in at least one of the four deeds but not all. It is not included as part of the homeowners' property on surveys. Morally, some of the Board members felt that it is only fair to provide reimbursement. The Board also acknowledged that a policy is needed going forward.

A motion was proposed by Paul Young that the Board will call for a vote of the members of the Eagle Glen Homeowners Association on whether or not to reimburse the four homeowners' cost of paving the Eagle Nest Lane Joint Permanent Easement by reducing their dues by \$125 per year over the next seven years. The second was provided by Jim McEntire, and the motion passed with seven yes votes and one abstention.

The final order of business was to accept the resignation of Marcia Power as Secretary and Newsletter Editor. The Board will name a replacement as soon as possible, but Marcia agreed to serve no longer than the end of the calendar year. She will participate in identifying possible candidates.

The meeting was adjourned at 5 p.m.

Respectfully submitted,  
Marcia Power, Secretary