

Eagle Ridge Homeowners' Association

Board of Director's Meeting

January 14, 2020

6:30pm, M. Spadinger's home

Attendance: President Mike Cressey, Vice-President Daniel Greer, Secretary Lauraine Dwyer, Treasurer Jonathan Fox, Director-at-Large Martin Spadinger, Gil Pierce (Community Mgr., RPM)

Meeting called to order at 6:35pm by President Cressey.

1. Annual proxy renewal issue discussed at Annual Meeting: Because the item wasn't voted on, it is tabled to a future meeting. Presently, there is no "auto renewal" for a proxy. It was moved/seconded/approved that the December Annual Meeting minutes be updated to reflect the status of this issue.
2. Status of damaged/vandalized playground equipment in Whispering Pines park: Gil states that the current equipment is not appropriate for a public playground, according a contractor who installs such equipment. Thus, our insurance co. probably won't cover any injuries/damages occurring from equipment use. Mike C. will discuss the issue with another HOA who has installed appropriate equipment and is referred by the contractor mentioned above.
3. "HOA-Sites" website designer: Current HOA website has been under revised construction by WEB.com, but Lee Poquette (association web administrator) states it is still not functional. "HOA-Sites" was found to be cheaper, including initial set-up, monthly or annual charge and offers more functions in several required areas than current contractor. It was moved/seconded/approved that Mike will ask Lee P. to discuss directly with this company about switching our business to them.
4. Amendment CC&R 4.1 enforcement/clarification re: "temporary" basketball hoops: After extended discussion, it was moved/seconded/approved that RPM will issue a "courtesy" notice of violation after 2 observed violations by their staff. If there is no response from the homeowner, a 2nd notice of violation will be issued. Following that, if there is no response from homeowner, a notice of 1st fine will be issued. The Board/RPM will monitor over the next 3-4 weeks. A proposed change of language for the violation letters was discussed. It was moved/seconded/approved that the paragraph beginning with the words "Temporary basketball hoops must be moved..." be deleted and replaced with: "Temporary basketball hoops must be moved when not in use to preserve the appearance of the community, and so that they do not directly or indirectly interfere with parking or the public right of way."
5. Homeowner J. Graves request to add a fence that encroaches on a common area: This homeowner provided appropriate documents and photos with her request to add a wrought-iron fence and gate on her property on Shelby Ridge Rd. that will prevent access for motorized vehicles. This property abuts a city-granted easement that could

soon be accessed by construction vehicles building new homes behind her property. She also requests that the HOA contribute to the cost of installing the proposed fence and gate. After discussion, it was moved/seconded/approved that HOA will not pay for any part of the proposed improvements and fence construction, but the HOA approves the design/aesthetics of the proposed construction as long as it permits pedestrian access through the gate.

The meeting was adjourned at 8:20pm.

Lauraine Dwyer

Secretary