

# **Eagle Ridge Homeowners Association**

## **Board of Directors Meeting Minutes**

March 11, 2020 at 6:30pm

Yokes Conference Room

The meeting was called to order at 6:30pm by President Mike Cressey. All Directors except Daniel Greer were present in person.

1. A motion to accept the Board Meeting Minutes of 1/14/20 and Executive Session Minutes of 12/12/19 was seconded and unanimously approved by the Board.
2. Financial Reports through January 2020, which also includes copies of the above-mentioned minutes and recent Bylaws Amendment, were unanimously approved.
3. Gil recommended that the Board invest reserve funds. RPM will gather rates and provide a recommendation as to amount and financial institution at which to invest.
4. The Bylaws Amendment was signed by the Directors present. The signed copy will be sent to D. Greer for signature, then a fully executed copy will be distributed to the membership.
5. The 2018 Audit Representations Letter was signed by the Board. The signed copy will be returned to the CPA in exchange for a final copy of the Audit. Considering the early repayment of the loan taken from the reserve account in 2017, a motion was seconded to revert the reserve allocation to \$6.55 of the \$50 monthly dues effective immediately. Originally, the Board created a two-year repayment plan (2019 and 2020) but early repayment allows the Association to cancel future repayment installments. This is noted in the 2018 Audit.
6. Landscape Committee Report—S. Spadinger  
Cedar Rd. Entrance: The Committee recommends suspending watering of the lawn in the area but keep the water on the existing trees. Gil presented a bid from Clearwater Summit for installing a drip system just for trees of approx. \$6000 inc. tax. Committee requests that Clearwater be directed to continue mowing the grass as it dies & as natural grasses & weeds develop. This process will be evaluated at the end of the summer season, probably in October. The intent is to save resources by reducing the Association's irrigation costs.

Earth Day Plans: Committee suggests buying perennial plants that residents could plant in near-by common areas that may need some fill-in plants. Board requests more specific information on which areas, type of plants, costs before approving. The Committee will perform a site inspection with Clearwater and Gil to review hazardous trees, swales, over/under watered and stressed landscaped areas that may require additional attention.

7. Events Committee Report

President Cressey reports that all vendors are scheduled for the calendar of events this year. There is no committee at this time, without a new Chairperson and volunteers to continue this tradition there may not be events in future years. He also suggests doing a survey via the new web site on proposals for future movies to be shown.

8. Old Business

Whispering Pines playground equipment has been in disrepair for several months. Upon requesting repair from a certified playground inspector, it was found that the existing equipment is not rated for commercial use, which presents a considerable liability exposure to the Association, especially considering the current state of disrepair. Considering this, the Board approved a \$950 inspection fee by the same company to determine if the existing equipment can be repaired or amended to meet safety standards. If not, the Board will consider replacement.

9. Architectural Committee Report

This Committee questions whether the Association's corporate insurance policy extends to the Committee Members in the event of an exposure, specifically related to homeowners who may contest a Committee's decision. Gil assured that the policy does extend to duly elected/appointed committee members acting within the purview of their position. The Committee will provide a list of questions they'd like answered by the insurance agent, which Gil will relay to the Association's agent.

10. New Business

Upon receipt of an itemized statement, the Board authorizes an additional payment up to \$2240 to Lee Poquett for his efforts in launching the new Eagle Ridge Life website.

The Board considered enrolling in CAI (Community Associations Institute) but ultimately declined because RPM is already a member and can assist the Board in accessing educational resources.

President Cressey presented the option to sell ad space on the Eagle Ridge Life in order to fund website maintenance. The Board authorized Mike to move forward.

A special meeting will be called to amend the bylaws to allow for electronic voting. The notice will be distributed along with the executed copy of the recent Bylaws amendment.

11. Homeowner Forum

A snowplow took out a curb on Stirlingview last year. The City has been contacted for repair several times without results. Several residents present will continue to contact City to demand action.

A resident with 40 years' experience in Parks and Rec commented that the Whispering Pines playground equipment presents considerable liability. He thanked the Board for authorizing the inspection and asserted that it's likely we'll receive a recommendation to remove the equipment that's not rated for residential use.

A question was raised as to water conservation in the common areas. Gil explained that to do so, additional controls are needed to break up zones of higher/lower water consumption to dial in the exact usage. Creating additional zones and managing additional irrigation is more cost prohibitive than overwatering.

A membership meeting will need to be called to amend current by-laws to allow for on-line voting. This meeting could include other issues that may need by-law amendment due to current technology.

With no other business rightfully brought before the Board, the meeting was adjourned at 7:57pm.

Respectfully submitted by:  
Melissa Owens, Association Admin  
Rockwood Property Management