

**Eagle Ridge HOA
Board Meeting Minutes
March 17th, 2016 ~ 3:00PM**

1. Roll Call – was taken at 3:00pm.

Lori Henricksen – HOA President

Kori Wynne- HOA Vice President

Cindy Mathis- HOA Secretary

Al French –ARC Committee

Michael Cressey- Homeowner Representative

Becky Sechler- Homeowner Representative- was unable to attend but sent her apologies.

One homeowner was present. Bill Butler, Eric Lundin and Sherry Sweeney were present representing WEB Properties.

2. Financial Update – WEB Properties, Inc.

Eric gave the financial report as of February 29th

YTD Income: Actual income was \$122,038.57. Budget amount was \$120,045.00. This was a variance of \$1,993.57.

YTD Expenses: Actual expense was \$36,580.94, Budget of \$34,233.00. This was a variance of \$2,347.94.

YTD Balances: Operating- \$66,529.41 Reserve Acct.-\$145,576.84 Total- \$212,106.25.

3. Development Update – Lori Henricksen

Lori discussed the map and the 11th edition stating that even with a few delays things are still running on time. The grand opening of the Forest Ridge Park is expected the 2nd week in August. Lori also showed maps that show the addition of 3 swales and 1 walkway that should have low landscape needs. She also stated that although not open yet, the new park is now ready to be on a mow schedule by Clearwater Summit. Michael Cressey suggested that at the annual meeting the new additions and plans be shown again to homeowners so that they are aware of the plans that have been in place all along. Please see the attached report and map.

4. Old Business-

a. Attorney bids for judgment;

WEB offered bids and information on 3 law firms that gave their perspective on money judgments for delinquent homeowners. Thomas McGarry declined to bid. Stamper Rueben anticipated the cost at \$1,138.00, with additional expenses including depositions and collections billed at \$200.00 an hour. Ewing Anderson also came in at \$1,138.00 but additional cost with assistant time at \$90.00 an hour as well as principal time at \$195.00 an hour. Lori made the suggestion that they take 2 or 3 delinquent homeowners at time. WEB will be updating the top owing property owners and getting that information to Board and Attorney. The 3 previous reports will be added to the residents ledger at the cost of \$250.00. At this time there is no budget set in place for legal matters. Board has decided to hire Ewing Anderson to pursue the money judgments.

b. Community Signage status- Eric from WEB brought the sample signs to show the Board and stated they will be put in place in the coming weeks.

5. New Business

- a. **WEB Properties and Newland Communities responsibilities.** Documents were passed out to Board for informational purposes. It is to break down each of the responsibilities of Board, WEB and the HOA Manager.
 - b. **Cub Scout Den Community Service Project.** A homeowner contacted the Board to do a service project for the ER Community. It was suggested that maybe a movie night serving lemonade & clean up. This would be helpful and fun for all.
 - c. **Skyhawks and Supertots Request to Use Whispering Pines Park.** Josh and Mario the camp directors came to meet & discuss with the Board their programs to use the park for the summer. The Board voiced their concerns with public parking, watering times, bathroom facilities and the facts that this is a private park meant for Eagle Ridge homeowners and their guests. It was decided to take a proposal from the program directors and make a final decision based on all the factors.
 - d. **Development of HOA rules & regulations regarding rentals.** Kim Ferraro was present to address the Board on this matter. She has had issues with tenants next door to her. She would like to see rules and regulations drafted to address potential problems with renters. WEB will get a legal opinion on what you can hold a renter accountable for.
 - e. **ARC Revision Discussion of Sheds and Other Small Structures.** Al French presented the Board with guidelines on an approval process. Al attempted to add language to the existing ARC rules to include several different categories of structures. However, the ARC documents do not define a structure, and that definition is important to the new rules. Al also suggested a course of action should be added for the homeowner if the ARC committee declined an application. One possible remedy might be allowing a homeowner to come before the Board to ask for second opinion or exception. Al will write up a document with careful writing and present it to the Board. It will be adopted via Email.
6. **Meeting Adjourned 5:50pm**