
Eagles Creek Owners Association, Inc. (ECOA)

A Deed Restricted Community



Annual Membership Meeting
February 26, 2013 – 6:30 p.m.
Abess Park Elementary School – Cafeteria
MINUTES

BOARD MEMBERS PRESENT

Brenda Huffine
Bambi Dickinson
Thomas Hiscox
Tom Huffine
Steve Millican

**MANAGEMENT
REPRESENTATIVES PRESENT**

Matthew Ciupak, CAM of BCM Services, Inc.

CALL TO ORDER

Tom Huffine called the meeting to order at 6:32 p.m. and introduced the Board Members.

PLEDGE OF ALLEGIANCE

Tom led the group in the Pledge of Allegiance to the Flag.

ESTABLISHMENT OF QUORUM

A quorum was established with 16 lots represented in person and 43 represented by proxy, totaling 59 lots represented.

**APPROVAL OF LAST YEARS
ANNUAL MINUTES**

Bambi Dickinson made a motion to waive the reading of the 2012 Annual Meeting Minutes and Board Meeting Minutes from October 22, 2012 and approve them as submitted, Thomas seconded the motion, and the motion carried unanimously.

COMMUNITY UPDATE

Accomplishments President Tom Huffine reviewed a few of the things accomplished this year:

- Semi-Annual Community Garage Sales (May 19 and Oct 13, 2012) Ads were posted in the Times Union and on Craigslist.
- Implemented a new yard of the month contest, \$25 Home Depot gift card to the winner each month. (Summer Months only, starting in 2013)
- Continue to cut and maintain “dump” area on Arrowleaf Lane twice a year
- Replaced 50’ of damaged 4’ black vinyl coated fencing at the park
- Retied 200’ of damaged 4’ black vinyl coated fencing at the park
- Added www.ecawjax.com hand made sandblasted signs on the three existing Deed Restricted signs at the entrances to better promote the website
- Decorated the entrance monuments with Christmas Lights with volunteers throughout the neighborhood
- Replaced entrance lights at Kernan Entrance

Financial Update

- As of 12/31/12 the total asset value of Eagles Creek OA was \$78,624 and last year at this time it was \$68,046; \$10,578 gain primarily because of expenses being under budget by \$8,889.10.

Eagles Creek 2013 Annual Meeting Minutes

- Assessments receivable outstanding for 2012 was \$37,582; last year at this time, it was \$36,837. The Association has hired a new collection agency to go after the delinquent homeowners who are more than a year delinquent.
- Currently there are 25 mortgage foreclosures and nine (9) bank owned properties. Last year at this time there were 33 mortgage foreclosures and four (4) bank owned properties.

ELECTIONS

Matthew Ciupak stated there were only two names (Tom Huffine and Brenda Huffine) nominated prior to the meeting. A second was made for their nomination.

Matthew Ciupak opened the floor for nominations. The following were nominated and seconded:

Thomas Hiscox
Jennifer Taylor
Bruce Rodriguez
Steve Millican

There was a motion and second to close the floor nominations. Ballots were casted and two volunteer members tallied the ballots. The 2013 Board of Directors is as follows:

BOARD OF DIRECTORS

Tom Huffine– *President* (Term Expires 2014)
Thomas Hiscox – *Vice President* (Term Expires 2014)
Steve Millican– *Secretary* (Term Expires 2014)
Brenda Huffine – *Treasurer* (Term Expires 2014)
Bruce Rodriguez – *Director* (Term Expires 2014)

(NOTE: Immediately following the adjournment of the Annual Meeting, the board members decided on the above board positions.)

OPEN FORUM

The following items were discussed:

- Street light out? Call BCM Services 904-242-0666 with pole number and address of nearest residence.
- Remember to police your neighborhood; do not hesitate to call JSO if you witness any suspicious activity.
- Board Member Thomas said the Mitered-End Section (MES) in the retention pond behind his house is compromised and will email Matthew pictures by next Monday. The Association must repair this MES as soon as possible to maintain the integrity of the retention pond.
- The white vinyl fence at the park and along Ashley Melisse (7/10 of a mile) will be pressure washed in the Spring. ~Cost \$2,000
- A homeowner who lives on Nesting Eagles requested that Matthew and Tom come by his property to see his neighbors who have installed pumps in the retention pond to irrigate their yards. Matthew and Tom will go by ASAP. The District recommends using the water from the retention ponds.
- A homeowner would like to see more community events; Tom requested they contact Matthew to head the "Social" Committee.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 p.m.