

EAGLE'S CREEK OWNERS ASSOCIATION, INC.

A Deed Restricted Community



Board Meeting

October 22, 2012 @ 6:30 p.m.

BCM Conference Room

Minutes

Welcome

Board Members in Attendance:

- **Steve Millican**
- **Tom Huffine**
- **Bambi Dickinson**
- **Thomas Hiscox**

Property Manager in Attendance:

- **Matthew Ciupak- CAM**

Call to Order- Tom Huffine called the meeting to order at 6:30 p.m.

Proof of Notice- Tom Huffine put out the board meeting signs at least 48 hours in advanced at the entrances, exact date was Wednesday, October 17, 2012.

Establishment of a Quorum- A quorum was established based on the attendance of the board, 4 out of 5 board members were present.

Pledge of Allegiance- Tom Huffine led in the Pledge of Allegiance.

Approval of prior minutes- Annual Meeting minutes from February 2012 were approved based on a motion made by Bambi and seconded by Thomas, and the motion passed as the entire board present was in favor.

2013 Budget- The 2013 Budget was approved based on a motion made by Tom and seconded by Bambi, and the motion passed as the entire board present was in favor. Dues remained the same for 2013 at \$166 per homeowner.

2013 Annual Meeting Date- The Annual meeting for 2013 is tentatively scheduled for February 26, 2013 at 6:30 p.m. based on the availability of the school.

Holiday Season Decorations- Tom made the following motion that he will perform a full audit on the existing holiday lights and will replace any nonworking lights while working off a \$500 budget, Thomas seconded it, and motion pass as the entire board present was in favor.

Official HOA Communication- Tom made the following motion that all Official HOA communication will come either directly from the Management Company's

Office or be posted on the website- www.ecawjax.com, and the facebook account is NOT official HOA business. Bambi seconded this motion, and the motion passed as the entire board present was in favor. A newsletter describing this will be mailed with the 2013 Annual Meeting Notice in mid January 2013. Also, the HOA will be purchasing 3 handmade signs promoting www.ecawjax.com which will be attached to the current placed "Deed Restricted Signs" posted at 3 of the 4 entrances.

Collection Agency- Steve made a motion to accept the collection agency agreement(ACR) presented by BCM to be executed by the board to send all homeowners who are thirteen months or more delinquent and not in mortgage foreclosure, Thomas seconded this motion, and the motion passed as the entire board present was in favor.

HOA Attorney- Steve made a motion to accept the Lippelman Horan legal agreement, which serves as a "cafeteria plan" of services in case the HOA needs to move forward with legal representation for example: Liens, violation letters, foreclosures, etc. Thomas seconded this motion, and the motion passed as the entire board present was in favor.

Landscaping- Per an email from board member Luke Lokietek, in his absence, he would like to see the HOA landscapers cut the "dump area," clean up Ashley Melisse along the neighborhood fence line, and install new mulch before the Holidays. Tom made a motion to do all of the following except for cleaning up Ashley Melisse and Thomas seconded this motion, and the motion passed as the entire board present was in favor.

Adjournment of the Board Meeting- Adjournment of the board meeting at 8:15 pm