



BOARD OF DIRECTORS MEETING
Thursday, February 4, 2021
MINUTES

DATE AND TIME:

A 2nd meeting of the Eagleridge Estates Homeowners Association Board of Directors (referred to hereinafter as the “Board”), with the newly constituted Board, was held on Thursday, February 4, 2021, at 6:42 p.m. via Zoom Online Meeting Room due to COVID-19 Pandemic.

I. CALL TO ORDER:

On behalf of the Board, Ed Thomson called the meeting to order at 6:42 p.m.

Directors in Attendance: Ed Thomson, David Smith, Ray Zupancic, Francine Lorts and Arnold Gonzales.

Also in Attendance: Teleos Manager Lynn Calkins, to record minutes

Homeowners Present: See log from Zoom

II. ELECTION OF OFFICERS:

The Board reviewed the Officer roles required by its Bylaws and proposed the following slate of Officers: Ed Thomson, President; David Smith, Vice President; Ed Thomson, Treasurer and Francine Lorts, Secretary.

Following discussion, upon motion duly made by Director Zupancic, seconded by Director Smith, and upon vote, the Board unanimously approved the proposed slate of officers.

III. BOARD EDUCATION: Current Status of HOA Board Matters & Priorities

Director Thomson presented a summary of challenges faced by the Board in the prior two years, actions taken in response, and potential future priorities. He encouraged the new Board members to share their perspectives during their terms of office.

IV. FINANCIAL REPORTS:

- Year End Financials for 2020 were distributed in the meeting packet. Director Thomson provided an overview of the financials.

Following discussion, on motion by Director Smith, seconded by Director Gonzales, and upon unanimous vote, the accrual basis financials for calendar year 2020 were accepted.

- Delinquent Assessments – Director Thomson reviewed the schedule of delinquent assessments, distributed in the meeting packet, noting approximately \$15,000 in total delinquencies for 22 homeowners, with 3 of them accounting for 2/3 of the total. Manager noted there are 4 homeowners owing balances from 2019 and prior, with three of them owing more than \$2,000. Liens have been filed on several properties.

V. MANAGEMENT REPORT:

Manager reviewed the Architectural Reviews report, distributed in the meeting packet, which summarizes the status of recent Improvement Request Forms submitted by homeowners.

VI. VIOLATIONS REPORT:

Manager reviewed the Violations report, distributed in the meeting packet, noting 6 recorded violations, 4 which have been corrected since, with the other 2 in progress.

VII. NEW BUSINESS:

- Approval of 2021 Green Earth Enterprises, LLC Landscape Maintenance Contract

Director Thomson reviewed the contract with the Board.

Following discussion, upon motion duly made by Director Smith, seconded by Director Gonzales, and upon vote, the Board approved the 2021 Green Earth Enterprises, LLC Landscape Maintenance Contract.

- Approval of 2021 Aaron's Tree Care Proposal

Director Thomson reviewed the contract with the Board.

Following discussion, upon motion duly made by Director Gonzales, seconded by Director Smith, and upon vote, the Board approved the 2021 Aaron's Tree Care Proposal.

VIII. RESIDENT FORUM:

There were no comments or questions.

IX. OTHER

The next Board Meeting will be announced at a future time and will be posted on the Eagleridge HOA Website.

X: ADJOURNMENT:

There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote the meeting was adjourned at 7:56 p.m.

Respectfully submitted,

By: 

President

By: 

Manager