



BOARD OF DIRECTORS MEETING
Tuesday, August 10, 2021

MINUTES

DATE AND TIME:

A meeting of the Eagleridge Estates Homeowners Association Board of Directors (referred to hereinafter as the "Board") was held on Tuesday, August 10, 2021, at 6:30 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 6:31 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. APPROVAL OF MINUTES

- The minutes of the first February 4, 2021 Board meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Smith, seconded by Director Gonzales, and upon vote, the minutes of the first February 4, 2021 Board meeting were unanimously approved.

- The minutes of the second February 4, 2021 Board meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Gonzales, seconded by Director Lorts, and upon vote, the minutes of the second February 4, 2021 Board meeting were unanimously approved.

III. FINANCIAL REPORTS:

- Financials – 2nd quarter & year-to-date 2021 accrual basis financials were distributed in the meeting packet. Director Thomson provided an overview of the financials.

Following discussion, on motion by Director Thomson, seconded by Director Gonzales, and upon unanimous vote, the financials were approved subject to a reclassification of the lien release fees and weed/tree spraying discussed.

- Status Report – Landscape Maintenance
 - Review of discussions w/ Contractor re 2022 Contract – Director Thomson and Director Smith gave an update on the meeting with Green Earth to discuss details of the upcoming 2022 contract.
 - Damage & Related Costs - Comcast Cabling Project – Director Thomson provided an update of costs to repair damaged irrigation lines and valves. Green Earth repaired the damage and is billing the HOA. Director Thomson will pursue reimbursement from Comcast's cabling subcontractor for the cost of repairs.
- Delinquent Assessments
 - Liens & Foreclosures – Seriously Delinquent Assessments. There are ten (10) seriously delinquent accounts. For the largest five (5) account balances, Director Thomson would like the HOA's attorney to draft and send letters threatening foreclosure on homeowner properties. For the other five (5) delinquent accounts he would like to have the HOA manager send notices of intent to lien the properties, and file liens as necessary.

Following discussion, upon motion duly made by Director Gonzales, seconded by Director Lorts, and upon unanimous vote, a motion was approved authorizing Director Thomson to contact the attorney to draft and send letters of 'intent to foreclose' to the five (5) most seriously delinquent accounts.

Following discussion, upon motion duly made by Director Smith, seconded by Director Gonzales, and upon unanimous vote, a motion was approved authorizing the HOA manager to proceed with the lien placement process on the five (5) remaining delinquent accounts.

IV. 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. There were 5 architectural reviews submitted and approved.

V. VIOLATION REPORT:

Manager reviewed the Violations report, distributed in the meeting packet, noting 66 recorded violations, 42 which have been corrected since, with the other 24 in progress. The majority of the violations were for weeds.

A discussion ensued on whether weeds in the backyard were a violation. Manager stated that if weeds in the backyard are visible from the street or public sidewalk, it is a covenant violation.

The policy on Covenant Enforcement and habitual offenders was brought up. The Board would like to review that policy and revise the existing policy, as necessary, to strengthen accountability for those homeowners who repeatedly violate the same covenant requirement. The Board will look for recommendations to amend the policy before the next Board meeting.

VI. RESIDENT FORUM:

Question was asked whether the cost of the HOA dues for the following year will remain the same or go up. Director Thomson noted the current HOA Reserve Study includes an assessment increase for 2022. The Board's decision whether to raise the assessment, and by how much, will depend on a Board review of the 2022 budget and projected, necessary increases to the HOA's reserves. A final decision will be voted on at the October Board meeting.

No other questions or concerns were raised.

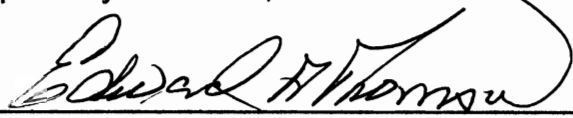
VII. OTHER:

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

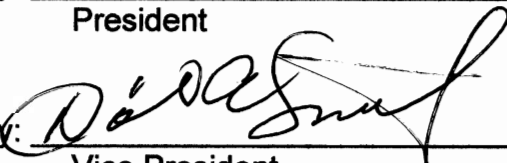
VII. ADJOURNMENT:

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 7:43 p.m.

Respectfully submitted,

By: 

President

By: 

Vice President