

**EAGLE LAKE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
October 19, 1998**

President Grant Passwater called the annual meeting to order at 7:05 PM, at Allen County Library, Dupont Crossing.

Attendance: 23 Association members, plus 8 proxies to be voted by the board.

1. Minutes of the October 20, 1997, annual meeting were read and approved.
2. Grant Passwater introduced all active board members:

Grant Passwater	President	
Bill Johnson	Vice President	1 year remaining
Ed Ruppel	Secretary	
Dave Hiatt	Treasurer	
Tom Oldag	<i>Architectural Chair</i>	1 year remaining
Steve Hug		1 year remaining
Kristi Archbold		
Jay Melchi		1 year remaining
Robert Gault		1 year remaining

3. Treasurer Dave Hiatt reviewed the 1998 budget vs. expenditures and income. (Copy of the unaudited comparison is attached.)

- Did not invest in a CD this year.
- Totals:

Income	\$ 22,502.79
Expenditures	\$ 12,872.88
Balance	\$ 9,629.91

4. Grant Passwater then presented a recap of the year:
  - Snow Plowing – much less than expected due to the mild winter.
  - Lake fountains – Fountain conversion was completed this year. Problem with Lake 2 occurred when the fountain was struck by lightning
  - Front entrance – Front ditch is still a safety hazard and eyesore. Working through the lawyer in an attempt to get it fixed. This issue has frustrated the board because of all the dead-ends we have encountered. The contractors for the shopping center, road upgrade, and the county have all said that it was not their problem. The lawyer has made calls and written letters to no avail. The board is contemplating getting an estimate on fixing it ourselves.
5. The meeting was opened to general questions:
  - Q: *What awareness do we have about current construction in the area?*
  - A: In the immediate area, there is a proposed 160 acre development across from LaCabreah for offices, apartments, condos, etc. The variance was applied for in October. In addition partial approval was given for the development at the corner of Lima and Dupont.

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- Q: *What is the optimal balance that we should be carrying in our reserve account?*  
A: The board would like to continue to grow the balance until approximately one year's Association dues is in reserve. This would be a comfortable cushion for lake maintenance, major snow removal, and other long-term maintenance issues. The goal of the board is to keep expenditures at a minimum so that we continue to build this fund.
  
- Q: *Is the Capital equipment expense a one time charge?*  
A: Yes. The only capital expenditures have been associated with the improvement of the lake quality through the fountains.
  
- Q: *Can the timer on Lake 2 shut down the fountain at night?*  
A: The timers have been set to run around the clock to compensate for the periodic power outages. The timers will be changed to close the fountains down during the night.
  
- Q: *I have been trying to keep the drain from Lake 2 to Lake 1 clean. It has a lock. Can the lock be removed?*  
A: There are no keys to that lock. It was put on by the builder. Feel free to cut the lock off and we can supply a new lock with keys.
  
- Q: *On what basis did we pay the contractor for snow removal last year? (A concern was expressed about the size of the truck used.)*  
A: Last year, as long as the amount of snow was less than 4 inches, we paid a flat fee of \$300. This contractor was not as timely as the one used the previous year. The contract is up for bid and will be awarded within the next month.
  
- Q: *Is there any plan for pest control on and around the lakes?*  
A: Usually, mosquito control is handled by the Allen County Board of Health. We did not make any request for pest control from the Board of Health or from our lake contractor. Will investigate next spring.
  
- Q: *I live next to Badiac Road. Because people are cutting the corner short, the sidewalk had been broken. What can be done?*  
A: We could put a boulder or post on the corner. There are rules and laws about obstructions. We will contact the school since the buses use it as well as investigate it farther.
  
- Q: *What are the plans for Badiac Road?*  
A: Your board is at a loss. If we try to upgrade it in any way, the county will close the access. It is designated as an access easement, not a road. Talked with the county engineer and the permit department. We offered to chip and seal it. Were told no. The county has leveled and sealed the road several times during the summer.

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- Q: *Is the front entrance a county problem? Will it be a city problem when we become a part of the city? Should we be talking to the county commission?*  
A: We have talked to the shopping center developer, the planning commission and the county. We feel that since all the approvals have been through the planning commission, they should take some responsibility for the project.
  
  - Q: *For the development at Dupont and Lima, was Eagle Lake contacted and were we represented? Are they going to widen Dupont? What was the reason for not listening to the various housing development associations?*  
A: Coldwater / Dupont / Lima is designated as a commercial development area. We were included in the notice for the Planning Commission meeting and did participate. We are hoping that traffic studies have been completed. We have heard about the proposed widening of Dupont.
  
  - Q: *Has there been any news about the YMCA funding?*  
A: The developer for the 160 acres next to the YMCA is proposing to create a shared road from Dupont to Till. Funding for the YMCA itself is about halfway (approximately \$2 million of the \$4 million needed has been raised).
  
  - Q: *With all the problems that Utility Center has had in the Southwest, do we anticipate problems here with all the development?*  
A: Some of the residents have already experienced problems with low water pressure and with cloudy water. Currently, Utility Center does not have the capacity to handle all the planned development. URC is suggesting that someone take over the running of Utility Center.
6. A representative of the County Highway Department provided the following information:
- The week of October 26 will see the beginning of work on the Dupont Road entrance.
  - The county will continue to level the Badiac Road entrance and apply dust control materials.
  - The following are anticipated developments in the area:
    - Dupont Road: Will be widened to 4 lanes from I69 to Lima over the next 3 years.
    - Additional traffic lights will be installed on Dupont McDonalds, and LaCabreah.
    - Light will be installed on Coldwater at Woodland Plaza
    - Multiple developments have been approved north on Coldwater and Lima.
    - A 4-way stop will be installed at Union chapel and Coldwater. Will be upgraded to a traffic signal in the future.
    - Till road will be improved and extended to Coldwater.
    - Coldwater will be widened to 4 lanes beginning in the spring from Cook Road to Dupont.
    - Dupont Road will be upgraded to include bike paths and safe crossings for access to the park and the YMCA.

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- County will be in Eagle Lake to seal the cracks in the cement paving once the weather gets cool.
- Snow Removal: The county has over 1,500 miles of roadway and 80 employees. It is a major task to keep the primary roads open. Snow remove in sub-divisions like Eagle Lake will happen, but they are way down on the list.

7. Nominations were opened for new members of the board. The following individuals were entered as candidates for the 4 open positions on the board:

Karen & Dave Campbell (share the position)  
Ken MacMillan  
Adrieann Montanaro  
Ed Ruppel

The nominations were closed. Unanimous vote was recorded.

8. Meeting was adjourned at 8:20 PM.

Submitted by

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Edward F. Ruppel  
Secretary