

***EAGLE LAKE  
HOMEOWNERS ASSOCIATION, INC.  
Annual Meeting  
Sunday, October 19, 2014***

The meeting was held at St. John's Chrysostom Church, Badiac Road. 14 residents and 7 proxies were recorded making the official quorum of 21 voting members. A total of 22 individuals were at the meeting.

- The meeting was called to order at 7:32 PM by president Bill Spohn
- Secretary (Bill Spohn): The minutes of the 2013 Annual Meeting were read and approved.
- Treasurer (Ed Ruppel):
  - The unaudited financial status as of the end of the 2013 fiscal year (October 1, 2013 to September 30, 2014) was reviewed (copy attached). The largest cost increase was for snow removal due to the very snowy winter.
  - The financial condition of the organization was discussed. The year ending September 30, 2014 was a break even with the income just covering the expenses.
  - The ultimate goal is to have at least 1 year's dues in the bank for reserve. Currently, we have about 40% of that amount.
  - The audit of the 2013 fiscal year financials was made available to those attending for review.
- Committee Reports:
  - Maintenance (Ed Ruppel):
    - Lawn and garden maintenance completed 2<sup>nd</sup> year of a 3 year contract.
    - Pond and fountain maintenance handled by same contractor.
    - Snow Plowing handled by same contractor. Heavy snow this year required excessive plowing. When the city plowed, several homeowners had damage to the parkway in front of their homes.
    - Fence repairs:
      - 9 sections of fence were repaired between Estero and the church.
      - 3 sections of fence were repaired at the end of Soaring Eagle
      - 1 section of fence was repaired along Dupont
    - Mail box Stand Replacement: Total of 6 completed including those on Lone Eagle Court, Red Eagle Pass, and Eagle Point Court. One was also completed on Troon Way. 9 remain to be replaced
    - No drainage issues this year.
  - Architectural (Dave Smith):
    - 21 requests were received and approved.
    - A question was raised about alternatives to cedar siding. There was a previous approval for cement siding. The architectural rules were changed several years ago to allow for other types of sidings.
  - Newsletter and other Association Communications (Ed Ruppel):

- 125 individuals are receiving the newsletter by email. This is saving the association about \$450 per year.
  - Additional communications were sent to the association members via email during the difficult snow periods this year.
- Board President Bill Spohn presented the following
  1. Street repairs:
 

Over the past 3 years the Association has put in requests for various street repairs within our subdivision. We have received an e-mail from Russ Jehl, 2<sup>nd</sup> district city council person, that we have a “placeholder for street repairs in Eagle Lake of \$250,000 for next year. The request that the Associations submitted last year was for various sections of Lone Eagle Way (in the area around the Souring Eagle Court intersection) and the remaining sections of Souring Eagle Court.
  2. Request to opt into the City of Fort Wayne Stormwater Program:
 

The Association’s request to the City of Fort Wayne was submitted on August 1, 2014 to the Stormwater Program Manager, Anne Marie Smrchek. We submitted at that time a list of home owners, minutes of the Board meeting approving the request, and our covenants and by-laws.

At this time the Association is responsible for of the stormwater drainage infrastructure within Eagle Lake subdivision. If our request is approved by the City of Fort Wayne, the City would take over the maintenance of the infrastructure with the exception of the ponds. The County will continue to maintain its legal drains.

3. Update on the recreational trails project ongoing:
  - a. Pufferbelly Trail updates; there is a new section of the Pufferbelly that recently opened up between Dupont Rd. and Carroll RD. (1.25miles). This north of the “Y” and next to LaCabreah subdivision. The city and County are working on an extension of this from Carroll RD. to the rear parking lot of Life Bridge Church. We ask that if you use this new section, you not park on any of the LaCabreah Streets. You can use the “Y” parking or the subdivisions sidewalks.
  - b. Dupont Rd. / trail improvements; The road widening project will take part of our entrance to the subdivision. We are not sure how much right-of way (ROW) the city will be purchasing. This process of obtaining the right-of way will be starting soon as the plans are being finalized.

The current plan is for a 5-foot sidewalk to be constructed on the north side and a 10-foot trail on the south side. The construction schedule is for 2016-2017. The plans are 45% complete and much of these plans were presented at the March 2013 public. The ROW consultant has been selected and the city is waiting for INDOT’s approval of this contract before they are hired and given the OK to start.

- Call for and complete any old business from 2013 Annual Meeting: There was no old business.
- New Business

- Nominations and election of new Board members to fill 2 year term (4 members). Bill Spohn, Chris Russell, Darlene Hoover, and Robert Jenkins (all current board members) agreed to stand again as nominees. There were no other nominees from the floor. These 4 individuals were elected to 2 year terms on the Board.
- Other new business was covered in the President's report.
- Call for questions from the homeowners to the Board.
- The Annual Meeting was closed at 8:30 PM.

Submitted

William Spohn  
President / Secretary

**EAGLE LAKE HOMEOWNERS ASSOCIATION**  
**Annual Statement of Income and Expenses (Unaudited)**  
**Fiscal Year: October 1, 2013 to September 30, 2014**

	Year 2010	Year 2011	Year 2012		Year 2013
	Actual	Actual	Actual		Actual
Lakes	10,819.38	8,151.14	9,903.80		8,887.30
Lawn & Landscape	12,209.11	11,957.46	12,479.16		13,208.81
Snow Removal	4,919.00	1,500.00	2,700.00		7,350.00
General Maintenance	6,053.45	6,373.83	4,470.28		6,546.07
Utilities	1,523.52	1,554.91	1,582.85		1,759.20
Legal, Tax, Ins	1,088.00	1,101.90	1,084.24		1,372.00
Social	46.25	180.77	98.40		56.00
Office	1,426.54	942.23	848.83		642.95
<b>Total</b>	<b>38,085.25</b>	<b>31,762.24</b>	<b>33,167.56</b>		<b>39,822.33</b>
<b>Cash Income for the year</b>					
Dues	31,605.00	32,013.23	36,980.00		39,470.00
Miscellaneous Income	1,520.29	156.59	123.68		111.10
<b>Total Income for the Year</b>	<b>33,125.29</b>	<b>32,169.82</b>	<b>37,103.68</b>		<b>39,581.10</b>
<b>Difference for year (Income - Expenses)</b>	<b>(4959.96)</b>	<b>407.58</b>	<b>3936.12</b>		<b>(241.23)</b>
<b>Cash Balance</b>					
Checking Balance 9/30	2,480.02	3,928.29	6,302.64		6,944.93
Savings on September 30	4,637.27	7,638.50	12,640.17		12,642.48
<b>Cash on hand</b>	<b>7,117.29</b>	<b>11,566.79</b>	<b>18,942.81</b>		<b>19,587.41</b>

\* Includes all back dues prior to 2012.  
 \*\*\* One property remains uncollected.  
 A lien has been placed on the property.

Submitted:  
 Edward F. Ruppel

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