

***EAGLE LAKE
HOMEOWNERS ASSOCIATION, INC.
Annual Meeting
Sunday, October 18, 2015***

The meeting was held at St. John's Chrysostom Church, Badiac Road. 14 homeowners were represented and 7 proxies were recorded making the official quorum of 21 voting members. A total of 23 individuals were at the meeting.

- The meeting was called to order at 7:33 PM by vice president Dave Smith.
- Acting Secretary (Darlene Hoover): The minutes of the 2014 Annual Meeting were read and approved without changes.
- Treasurer (Ed Ruppel):
 - The unaudited financial status as of the end of the 2015 fiscal year (October 1, 2014 to September 30, 2015) was reviewed (copy attached).
 - 5 households did not pay their annual dues. Liens have been instituted against their properties. A bank foreclosure was resolved with a loss of over \$1,000 to the association (multiple years of dues were owed and not paid under foreclosure.).
 - The financial condition of the organization was discussed. The year ending September 30, 2015 had a net income over expenses of \$1,600.
 - The ultimate goal is to have at least 1 year's dues equivalent in the bank. As of September 30, 2015, we have about 38% of our goal on hand.
 - The unofficial external audit of the 2014 fiscal year financials was made available to those attending for their review.
- Committee Reports:
 - Maintenance (Ed Ruppel):
 - Replaced 2 damaged mailboxes> (Purchased 10 mailboxes for reserve.)
 - Rebuilt 9 mailbox racks. All mailbox racks in the association have now been upgraded/rebuilt. Baring accidents or other mishaps, the mailbox stands should last 15 to 20 years.
 - 3 sections of fence were repaired at end of Red Eagle Pass.
 - Salt barrels: Set out for the winter, stored for the summer. Salt barrel stands were painted before installing
 - Christmas Lights were installed. (New wreaths and lights were purchased.)
 - Drainage Pond Maintenance: Same contractor, same costs. No issues with the fountains this year.
 - Lawn and Landscaping: Same contractor. Year 3 of a 3 year contract completed. Will be soliciting bids for the 2016 season.
 - Snow Removal: Same contractor. Lightly used.
 - Storm Water maintenance was turned over to the city in August.
 - Added some plantings to the Badiac Road entrance.

- Architectural (Dave Smith):
 - 19 requests were received and approved.
 - No exceptions. However, there is a concern that many residents are not filing the Architectural Approval form especially when replacing roofs.
- Newsletter and other Association Communications (Ed Ruppel):
 - 130 individuals are receiving the newsletter by email. This is saving the association about \$450 per year plus about 30 hours of labor for the collating and distribution of the paper newsletter.
- Board Vice President Dave Smith presented the following
 1. Street repairs:

We continue to work with the city to get the streets repaired. Some patching of Lone Eagle Way was completed in September. The Board has submitted the official city road repair request in for 2016-2017. Residents should call 311 for issues with the streets.
 2. Request to opt into the City of Fort Wayne Stormwater Program:

After several meetings between of the city Storm Water department and members of our Board, the final papers were signed and the request was accepted by the City. All residents were notified. Now, call 311 for all storm water issues. (Map and other information on the association website.)
 3. Update on the recreational trails project ongoing:
 - a. Pufferbelly Trail: Access to the new section between Dupont and Carroll Road is from the north end only. Parking available on the Life Bridge Church parking lot.
 - 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. Expect work in the 2017-2018 time frame.
 4. Talis Park: The new development along Badiac was approved. Additional information on Talis Park is on the association website. The development will include 84 homes. There are still concerns about traffic on Badiac and the intersection of Coldwater and Badiac. The city is reviewing both issues.
- Call for and complete any old business from 2014 Annual Meeting: There was no old business.

- New Business
 - Nominations and election of new Board members:
 - To fill open 1 year term: Dave Smith
 - To fill 2 Year term:
 - John Van Naarden
 - Ken MacMillian
 - Peter Neumann
 - Jack Hall
 - Ed Ruppel
 - No other nominations were offered. All individuals noted above were elected.
 - We now have a lawyer who can be called upon for consultation if needed.
 - There was a brief discussion of some of the concerns around combining our 5 slightly different Covenants. This review and possible options will be on the Board's agenda for the coming year.
 - Other new business was covered in the President's report.
- Call for questions from the homeowners to the Board. (No additional questions. All items were resolved as the various topics and reports were being presented.)
- The Annual Meeting was closed at 8:29 PM.

Submitted

Darlene Hoover / Ed Ruppel
Joint Acting Secretary

EAGLE LAKE HOMEOWNERS ASSOCIATION
Annual Statement of Income and Expenses (Unaudited)
Fiscal Year: October 1, 2014 to September 30, 2015

	Year 2012	Year 2013	Year 2014	Year 2015
	Actual	Actual	Actual	Actual
Lakes	8,151.14	9,903.80	8,887.30	8,662.60
Lawn & Landscape	11,957.46	12,479.16	13,208.81	14,063.43
Snow Removal	1,500.00	2,700.00	7,350.00	3,150.00
General Maintenance	6,373.83	4,470.28	5,832.07	7,295.49
Utilities	1,554.91	1,582.85	1,759.20	1,814.64
Legal, Tax, Ins	1,101.90	1,084.24	1,372.00	1,564.00
Social	180.77	98.40	0.00	280.40
Office	942.23	848.83	639.95	856.43
Total	31,762.24	33,167.56	39,049.33	37,686.99
Cash Income for the year				
Dues	36,980.00	38,935.00	39,470.00	38,904.55
Miscellaneous Income	156.59	123.68	111.10	455.10
Total Income for the Year	37,136.59	39,058.68	39,581.10	39,359.65
Difference for year (Income - Expenses)	5374.35	5891.12	531.77	1,672.66
Cash Balance				
Checking Balance 9/30	3,928.29	6,302.64	6,779.29	5,454.95
Savings on September 30	7,638.50	12,640.17	12,642.49	15,644.25
Cash on hand	11,566.79	18,942.81	19,421.78	21,099.20

Dues for 4 properties remains uncollected. A fifth made a partial payment. One of the uncollected owes for 2 years.

Submitted:
Edward F. Ruppel



Treasurer October 18, 2015