

From your Eagle Lake HOA Annual Meeting

Many of you were unable to attend the Annual Meeting, so we wanted to provide a detailed summary here of the reports from the officers of the association, beginning with the President's Report:

EAGLE LAKE HOMEOWNERS ASSOCIATION Minutes – Annual Meeting Sunday, October 16, 2016

The meeting at St. John's Chrysostom Church, Badiac Road was called to order at 7 P.M. by Association President Bill Spohn.

Attendance: 18 homeowners were represented and 11 proxies were recorded making the official quorum of voting members. A total of 23 individuals were at the meeting. Board members Spohn, VP Dave Smith, Treasurer Steve Meier, Welcome Host Darlene Hoover, Jack Hall, John VanNaarden and Robert Jenkins attended. Absent board members: Peter Neumann, Ken MacMillan

2015 Minutes: Spohn read the minutes from the 2015 Annual Meeting. The 2015 annual meeting minutes were approved without changes.

Treasurer's Report: Meier reported association is currently at \$11,000 under budget, due to savings of \$3,600 on landscaping due to a new contractor; as well as snow removal which was under budget by \$5,400. All past association dues were collected and there are none in arrears. Meier reported the association has \$35,000 on hand, but Meier anticipated future expenses, such as pond maintenance and rip rap placement which will tap into savings.

Meier also reported having an unaudited financial review of the 2015 budget.

Maintenance Report: Smith reported there have been some issues with pond pump maintenance. Pumps are 20 – 25 years old, and should be serviceable if they continue to be maintained.

Smith reported nine sections of association fence were replaced in the last year; front entrance lights not working properly. Spohn is reluctant to recommend to the board spending money on front entrance fencing and improvements pending Dupont widening project in 2017 which will impact the front entrance into the association.

Architectural Report: Smith indicated that not all homeowner projects are being vetted through the architectural review process as they need to be. Homeowner Tom Kasting asked about the timeliness of the turnaround for approval of projects in view of getting contractors scheduled. Smith indicated a quick turnaround, usually within one week, and certainly much quicker than the 30 days required by the covenants.

Secretary's Report / Newsletter: presented by John VanNaarden for Peter Neumann

The summer paving project is a good example of how the Newsletter became more than just a reminder about rules and regulations of the association. We helped our association's residents best navigate the huge road project by including time-sensitive 'supplemental news emails'.

The Newsletter has also taken on *news* about what's happening in the association. Some examples are the Mayor holding a news conference here, Badiac Road issues, and 'stories' about what's happening in our immediate vicinity with the Talis Park development and planned Dupont Road widening.

This September we published and distributed the **Homeowner directory** to all Eagle Lake residents. Like the Newsletter, homeowners should expect to see periodic email updates.

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Our **website** (www.eaglelakehoa.org) continues to see an increase in page visitors. Your board is evaluating whether a different website host with a more flexible framework for more homeowner social media participation would be better for us.

The association's **Facebook page** is www.facebook.com/EagleLakeNeighborhood. This page is seen as a largely undeveloped landscape with more potential for homeowner participation and story-telling, to include pictures and videos. Through these three venues – the Newsletter, the website and Facebook, our focus is to better inform our association's homeowners in a timely and interesting fashion, and to share the Eagle Lake experience.

President's Report: Bill Spohn

2016 Street repairs:

In 2011 we petitioned the City for ADA Handicapped ramps on our sidewalks and in January of 2012 we began a petition to the City to make needed street repairs. Although some repairs were made at selected location most of our needed repairs were left out. Finally this year (2016) the funds became available to make these needed repairs. In early June construction began. The City's street improvements plan included more street work than we requested and added new sidewalks along Pond 2 and in other areas of our subdivision.

The weather was dry for the most part and very warm as the construction began. Many of us did experience problems with access to our homes and not all went as well as we had hoped. Our expectations were not always met but in general all went fairly well and on schedule. We now have much improved streets and sidewalks. Thanks to all for your patience and considerations.

The City does have a two (2) year maintenance bond on the work done and will come back in a year to check on the work done. If there are any concrete work failures please report this to the Matt Grey at (260) 427-2794, in the City Street department

Update on the recreational trails project ongoing:

Pufferbelly Trail: For those of you that have walked, run or biked the new section of the trail between Dupont and Carroll Road, you may have discovered that a new section to the north of the Trail Head pavilion has been cleared and is walkable but not paved. Currently there are no funds in place to have it paved, however you can walk this section up to Payton County Park at Dunton Road between Hathaway and Gump Roads. Remember that parking is available at the Life Bridge Church parking lot.

Dupont Rd. / Pufferbelly Trail improvements: The road widening project is still scheduled to begin toward the end of 2017 with a letting planned for July of 2017. This will take about 15 feet of our entrance to the subdivision. Expect work in the 2017-2019 time frame.

Talis Park: The new development along Badiac has begun. Information on Talis Park is on the association website. The first part of development will includes about 50 homes. There is talk about the potential of widening Badiac Road and the intersection of Coldwater and Badiac. Some work was done. The City is still reviewing both issues.

Future subdivision concerns:

The board is reviewing the current condition of the fences and ponds within our subdivision. The Ponds are aging and will need future maintenance such as adding stone rip-wrap to the edges where needed and possible dredging in the low areas. Our pond service will be monitoring this. The fences are definitely in need of repairs and replacement in many areas. The board will be reviewing these needs to determine what the future expenses could be in 2017.

Reminder to please submit your Architectural Review forms to Dave Smith. This year there have been several home owners who did not submit forms as requires by our covenants and by-laws.

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Homeowner Peter Paonessa asked about plan for Badiac Road improvements. Spohn: though we have not formally been notified, we have heard third hand of the city's plan to widen Badiac 2017.

Homeowner Diane Randall inquired about sidewalk connections to La Cabreah, well as Talis Park. Spohn said these may happen but not before Talis Park section 2 is developed in several years from now.



Old Business: None.

Call for questions from the homeowners to the Board: There was lengthy and passionate homeowner discussion about pond maintenance and fountain deactivation.

Rita Dunten asked about pond 3's maintenance. Spohn responded that La Cabreah does not pay for any of the use of Pond 3. Pond 3 has erosion and the board is discussing with vendors best options, including rip-rap – to be addressed by the board in 2017.

Dunten reported that a La Cabreah resident had been turning the pond 3 pump on/off at the controller box which is located along her property line with her La Cabreah neighbor.

Locks will be placed on the pump control boxes.

Dunten also asked about maintenance of the cul-de-sac island where a pine tree is leaning and it's size makes visibility on the cul-de-sac difficult.

Homeowner Seth Parker asked about Pond 2. There was a maintenance issue with the Pond 2 fountain, was repaired, and broke again. Ponds fountains are turned off by the vendor at times before the soil becomes mucky and soft.

Homeowner Gilbert Maupin, who lives adjacent to pond 2, expressed his dissatisfaction with the infrequent mowing of the association's common area along the pond as well as the water quality of the pond. Spohn and Smith said they'll follow-up with the (new) mowing vendor.

Maupin also said that pond maintenance is insufficient given that algae treatment only seems to take place *after* there is an algae problem on the pond rather than preventative algae spraying. Maupin suggested looking into more frequency in mowing and maintenance so that common areas look consistent with adjoining homeowner properties.

Homeowner Seth Parker also asked about (commercial) vans and trucks parked in Eagle Lake. Spohn said this issue has been addressed by the board by working with the homeowners to resolve these issues without the need to involve attorneys.

Spohn discussed a small piece of property used during construction of Eagle Lake that the board voted to relinquish. This 30' x 120' property is at the east end of pond 1 and the board is moving to deed the property to the adjacent neighbor in Mardego Hills since we have no use for it and are paying taxes on it.

New Business: nominations for office and board member elections.

Four were re-elected for two year terms. Bill Spohn, Dave Smith, Darlene Hoover and Robert Jenkins. Board treasurer Steve Meier was elected to serve out the remainder of the term held by the late Ed Ruppel.

All items were resolved as the various topics and reports were being presented. The Annual Meeting was closed at 8:28 PM.

Submitted by

Acting Secretary John VanNaarden / and Secretary Peter Neumann.