



Eaglemont Community Homeowners Association

**Minutes
Board of Directors Meeting/Working Session
July 10, 2019
8:00 PM
1521 Brentwood Lane**

Present: Dan De Vries
Jason Goold
Linda Carpenter
Paul Leavitt
Debra Wheeler, HOA Manager
Ed McLaughlin, Contracted Bookkeeper

The meeting was called to order at 8:00 PM by HOA President, Dan De Vries

Agenda Items:

Update on Financials

Ed reported that the bank statement now shows all but one of the CDs. The large CD was rolled into 13-month at 2.5% interest. From this time forward there will be two CDs that need to be reviewed every year. Board members thanked Ed and Lori for their work on revising the financial statements, which are now easier to read and track. There is still over \$40,000 in the checking account that can be moved into one of the savings accounts or added to anyone of the CDs.

Review of Aged Receivables/Policy for Dues and Delinquency

Ed reported that almost all homeowners are current with their dues, except for a couple of households. Ed spoke with people in those households and he is certain payments will be made soon. Debra worked with the only homeowner for whom the Board was concerned about delinquent payments. She reported they are current with this quarter's dues and are making payments on the past due amount.

Mailboxes/Reserve Study

Debra discussed the issue of aging and broken mailbox bases. The mailboxes belong to HOA, with an estimated value of about \$35,000. The last box was broken 6 weeks ago. Last year at least three boxes were broken. When this occurs, it results in a disruption of the mail which is a major inconvenience to homeowners. Debra stated that Anacortes Sheet Metal is very responsive when called to fix a broken box. They take the box away, build a new base and reinstall the box within a 24-hour timeframe. They informed Debra that the bases are made of plastic and are aged, thereby breaking more easily. The current design of the boxes has also been discontinued. The boxes also need to be cleaned and the moss removed. One recommendation is to replace all bases this winter. However, this does not address the issue that the boxes vary significantly throughout the development, both in height and number individual boxes in each large box. The reserve study did not project to replace mailboxes until 2027. Estimated total cost of replacing all boxes would be approximately \$37,000. Not all boxes need to be replaced right now. Board members agreed that not all boxes need to be replaced right now, as some are newer than others, but reserve funds can be used to replace older boxes. A request was made to see how many boxes there are, the number of individual boxes within each large box, and how many are in use. Paul volunteered to count the number of large boxes and the number of individual boxes contained in each of these. Debra will then contact the Mount Vernon Post Office to see if they can answer how many are in use.

Update/Discussion of Porta Potti on Beaver Pond Drive N.

Debra spoke with owners of Eaglemont Golf Course regarding the new porta potti on Beaver Pond Dr. N. after receiving complaints from homeowners. They reported they have no intention of moving the porta potti, as the placement of this one was in response to a request from golfers. They also reported there is no budget for installing a permanent facility. They did agree to add some additional screen and arborvitae to help block the view. Debra sent an email out to all residents on Beaver Pond Dr. N. updating them on this issue and clarifying roles and responsibilities of the HOA and the golf course owners. She stated that for the most part people were understanding and appreciated the update. It was agreed that we would allow them a couple of months to add the additional screen and trees before contacting them again.

Update on New Entrance on New Woods Place

Ed did drawings of guard shack to see if we can get the same type for New Woods. He will contact builder by December. Dan asked that we have something to report to homeowners at the next public meeting.

Security Issues

Board members discussed the increased number of prowlers and break-ins in the community. Jason will add something in the newsletter from the Security Committee reminding homeowners to contact police whenever they are concerned about suspicious activity. He also stated that data shows prowlers are less likely to break into lighted homes, so homeowners should consider adding landscape lighting.

Next Meeting date and advisability of quarterly meetings

The Eaglemont HOA Bylaws require one annual meeting, with special meetings called by the president as directed by the Board, or by written request of homeowners having at least one-third of the total voting power. Board members agreed to hold a second meeting in October, with a notice of this meeting in the next newsletter. Time and place will be announced via email no less than 10 days prior to the October meeting.

Other Issues:

Debra reported on the condition of the following homes:

- 1522 Alpine View Dr.: trim boards on upstairs windows are rotten, or paint peeling. Owners have not been contacted.
- 1514 Alpine View Drive; replaced a lot of the trim but it has not been painted yet. Owners have been contacted. **(Painting completed)***
- Two other houses on this street have rotten trim boards and need to be replaced. Is this an issue that the Board wants to enforce?
- Vacant lots: lots need to be mowed every 30 days (not once a month); start earlier next month to notify people of mowing lawn.

The Board agreed to have Debra contact homeowners to discuss these issues. If they are not responsive or cannot be contacted a letter will be sent. If they still do not respond a Certified Letter will be sent.

- The large Eaglemont sign has a letter that is loose. Jason offered to notify Peter or someone else at golf course of this.
- Private streets have cracks that the city will not repair. It is important to maintain viability of streets and to prevent further damage. The Board would like at least three bids to repair cracks.

- Debra reported a problem with Proscapes not pruning trees that were flagged. She notified Jared, but, said that it sometimes takes up to three weeks to get a response. They are scheduled to be out next week to complete the pruning. **(Completed)***
- The Landscape Committee is waiting with recommendations for New Woods until they know more about a guard shack and security in this area. They are also discussing sprucing up the corners on each street (e.g. Beaver Pond Dr. S., Alpine View...).
- There is a problem with ants in the guard shack.

Action Items:

- Paul will do study of the number (large and individual boxes) and size of mail boxes throughout Eaglemont.
- Jason will add some information in the Security report for the newsletter about notifying police of suspicious activity and landscape lighting.
- Debra will send current list of homeowners to Board, sorted by address and name. **(Completed)***
- Debra will look at feasibility and cost of power for New Woods corner.
- Ed will contact contractor about building guard shack at New Woods.
- Guard shack needs ant bait. **(Completed)***
- Jason will contact someone from golf course about loose letter on sign.
- Debra will get bids from three contractors to fill cracks on private streets.
- Debra will follow-up with homeowners on Alpine View about rotting trim or need for repainting.

Dan thanked Debra, and Ed and Lori for all the work they have done since assuming their new positions. He noted a significant improvement in how the HOA is functioning.

* Items have been completed since the meeting on July 10.

The meeting was adjourned at approximately 9:15 PM.

Respectfully submitted,

Linda Carpenter
HOA Board Secretary

Approved this day of July 19, 2019



Dan De Vries, President



Linda Carpenter, Secretary