



Eaglemont Community Homeowners Association

**Minutes
Annual General Session
February 17, 2021
5:00 PM
Meeting Conducted via Zoom**

Present:

Dan DeVries, President
Paul Leavitt, Vice President
Linda Carpenter, Secretary
David Carpenter, Member at Large
Debra Wheeler, HOA Manager
Ed McLaughlin, Bookkeeper

The meeting was called to order at 5:05 PM by HOA President, Dan DeVries. The meeting was held via a Zoom call due to COVID-19 restrictions. Approximately 39 Eaglemont households called in to the meeting.

Agenda

Confirmation of a Quorum for Annual Election: Debra informed the Board and residents that a quorum had been achieved for the election of HOA Board members.

Approval of Minutes from February 11, 2020 Annual Meeting: David Carpenter moved that the minutes be approved. The motion was seconded by Linda Carpenter and was passed unanimously by the Board.

Committee Reports

Landscape Committee: Harry Andris, chair of Landscape Committee, introduced his committee members and gave an extensive report on the projects completed this year, including:

- Cleaning and power washing bridges and railings
- Spraying weeds on sidewalks
- Installing benches at trailheads and mesh on trail bridges
- Installing two irrigation systems to areas that were not previously watered
- Working with Eaglemont residents to water areas on New Woods, Parkview and Beaver Pond Dr. S that did not have irrigation systems
- Pruned bushes and trees on Dogwood and Unison for safety
- Spray painted areas where sidewalks are lifting
- Pruned all dead trees along Waugh and replaced missing trees
- Applied mulch to Beaver Pond Dr. S
- Ensured irrigation system along Waugh is working
- Cleaned street signs
- Reviewed landscape contract for 2021 and provided feedback to HOA Board

Mr. Andris stated the committee was not able to set up the Worker Bee Program they had hoped to initiate in the past year due to COVID-19 restrictions. However, they hope to engage more residents in working with the committee in 2021, and to work jointly with the Social Committee to have community-wide landscaping/social events.

Dan thanked Mr. Andris and the committee for all their hard work.

Architecture Control Committee (ACC): Heather Waldron, chairperson of the ACC introduced her committee members and gave a report of ACC actions in 2020. Ms. Waldron stated that most of their work was done via email in 2020 due to COVID-19 restrictions. She further stated that 50 permits—the greatest number in any one year— were submitted during the year, with many people doing landscape improvements, exterior painting and other home improvements due to being at home during the pandemic. Ms. Waldron reminded everyone who is considering home improvements to review the application online or to contact Debra Wheeler. She also encouraged anyone who is interested in serving on the committee to contact her. Currently the committee has five members, but HOA rules allow for seven.

Dan thanked Ms. Waldron and the committee for all their hard work.

Annual Holiday Drive: Tim Fisher reported that despite COVID-19 restrictions, Eaglemont residents raised \$1,045.00 and several toys for this annual drive. Additionally, residents contributed food for the food banks. This annual drive benefits children and families in need in the Skagit County region.

Dan thanked Mr. & Mrs. Fisher and Debra Wheeler for hosting this drive, and all the Eaglemont residents who contributed.

Review of Financials: Ed McLaughlin reviewed and explained the 2020 Financial Statement. He reviewed expenditures, which totaled \$156,874.98 for 2020, rather than the \$184,705.00 budgeted amount. Savings resulted from not spending money allocated to Special Projects, a new guard shack, Social Committee events, snowplowing and other small line items. Ed stated Eaglemont HOA is in good financial shape at this time with \$66,439.27 in checking and savings and \$287,256.33 in reserve accounts.

Dan thanked Ed and Lori for the excellent job they are doing with maintaining financial records for the HOA.

2021 Budget: Paul Leavitt presented the 2021 Proposed Budget. He called residents' attention to a slight increase in expenditures for the HOA Manager and Bookkeepers, stating the Board proposed the increase due to the excellent job they did in 2020. He noted the Landscape Contract will remain the same as the past year; Special Projects was reduced by half as it was not used in 2020; and the Security Systems remained the same as the Board still needs to explore the need for another guard shack. He stated the remainder of the budget is much the same as in past years. Linda Carpenter moved that the Board approve the 2021 Budget as submitted. David Carpenter seconded the motion. The motion was approved unanimously.

Election Committee: Tim Fisher gave the report on the annual election. He stated they received the number of votes needed to ensure the election is valid. Tim and Cheryl Fisher and Debra Wheeler counted, validated and tabulated the votes.

1. Members voted to waive a formal audit with 114 Yes votes and 22 No votes.
2. Two Eaglemont residents ran for the two open seats. They were both elected to serve a two-year term on the HOA Board:
 - a. Mike Lumpkin (incumbent)
 - b. Leah Dunn (newly elected)

Public Comment: The meeting was opened for public comment at this time. Questions and comments included:

- Will trees removed from New Woods Place be replaced? *Debra stated that the required spacing of trees is appropriate at this time and it will be difficult to put in additional trees. Residents have commented on the need for additional trees for privacy on this street.*
- What is the consensus of the need for another guard shack? *This item will be directed to Mike Lumpkin for his input and further discussion by the Board.*

- What is the cost of a formal audit? *The last audit cost \$2,500.00. However, even when a formal audit is not conducted, an internal audit is conducted by a Resident Committee to ensure there are checks and balances.*
- What is the status of the Eaglemont Golf Course? *At this time there has been interest expressed in buying the golf course by three different groups. However, no sale has been announced.*
- Several questions and comments arose about the cost and responsibility of maintaining private roads in the Eaglemont Community; including would the City assume responsibility for maintaining private roads and the suggestion that private roads should be maintained by residents who live on those roads. *Debra will research this issue further and provide a response to residents in the next quarterly newsletter. She reminded attendees that many of the streets in Eaglemont are considered private.*
- Does the City repair sidewalks? *Residents are responsible for the sidewalk in front of their homes. The current owners of the golf course have no funds to pay for damages to sidewalks adjacent to the golf course.*

Action Items:

- Debra will provide response in quarterly newsletter regarding maintenance of private roads.
- Mike Lumpkin will lead a discussion with the Board regarding the need for an additional guard shack.

The meeting was adjourned at approximately 6:00 PM.

Respectfully submitted,

Linda Carpenter
HOA Board (Previous) Secretary

Approved this day of March 16, 2021