

Re-scheduled Homeowners Meeting – December 15, 2022

Eagle High School

7 to 8 PM

Board Members:

Jeff Solomon (Board President)

Colin Elliott (Secretary)

Brian Corey (Treasurer)

Reuben Ortega (did not attend)

Mike Farlow (Valley Property Management)

This meeting was held since a quorum was not met for the annual meeting held on November 9. There was more than 10% of homeowners present at this meeting so a quorum was present (per current CC&Rs). Mike Farlow has a list of all homeowners who attended plus the proxies.

1. Introduction of current board members and plans for new board members for 2023
 - a. Brian will be leaving the board at the end of 2022
 - b. Colin plans to stay on the board in 2023 but will transition away from secretary
 - c. Jeff and Reuben will remain on the board. Jeff will remain as the president.
 - d. Jenn Welsch and Fred Marquardt plan to join the board, with Fred taking over as treasurer and Jenn as secretary. Fred did not attend this meeting.
2. 2022 financial review (as of 11/30/2022) and financial issues for 2023
 - a. Jeff reviewed the 2022 financials as of 11/30/2022 which shows a total equity of \$133K. There may still be final landscape cleanup fees from Cutting Edge (\$7500) and the first part of the tree trimming to be done in the common areas (\$6000).
 - b. The 2023 Estimated budget includes a 10% increase in homeowner dues (\$11 per month).
 - c. On-going annual tree trimming will be added to the routine expenses for the 2023 (and future) budgets. Jeff will request bids from arborist to do this.
 - d. Major expenses in 2023 (taken from the reserve fund) will include proactive replacement of:
 - i. irrigation clock(s), other sprinkler components,
 - ii. second half of the tree trimming/lacing in the common areas.
 - iii. The second pump drive (1st drive was replaced in 2021).
 - iv. Repair of poor drainage sites
3. The 2023 budget has not yet been finalized since the board is looking into new bids for landscaping services. It will be important that the 2023 contract fully cover all services needed, including any shortcomings that were observed in 2022 services. Cutting Edge did a better job in 2022 with communication with Jeff but follow-through on irrigation issues and damage to lighting. Payments may be withheld if services by Cutting Edge do not meet our contract requirements. Dan Lattrell did a great job of fixing lights and tree removal/trimming for small jobs. Cutting Edge and Burgess Pump have been asked to provide quotes on needed sprinkler repairs / pump equipment replacements for 2023. These will be added to the 2023 budget
4. Issues with Cutting Edge (CE) were discussed
 - not proactive to overwatering and underwatering
 - continue to damage landscape lighting when mowing
 - poor tree and shrub pruning
 - communication processes are improving and once notified, CE tends to respond
5. Tree trimming and lacing

It has been 3-5 years since trees in the common areas have been fully trimmed and laced or dying/overcrowded trees have been removed. Lowest bid from an arborist to do a complete job was \$10,700 and will be done in 2 parts (\$6000 in 2022 and \$4700 in 2023). The 2022 trimming will be for trees near streets and the 2023 will focus on other common areas. Some trimming was done recently by ACHD that focused on trees that extend over public roads in our neighborhood. Some homeowners have been contacted if trees on their property that extend into common areas need trimming.

5. Updates to CC&Rs

I. Attendance level to establish a quorum at the annual meeting will be reduced to 1/3 (33%) of homeowners, instead of the current requirement of 60%

II. Homeowners can access the updated CC&Rs on the website and portal

Approval of the updated CC&Rs will need to follow current CC&R rules thus will require that 67 homeowners approve the changes. This will likely require door-to-door contact with each homeowner. Jim Obrien asked if a summary of changes could be provided to help with homeowner review.

6. Vote for Board Membership for 2023

a. 3 new members (Colin, Jenn and Fred) were nominated.

b. Jeff and Reuben are still serving their current term so were not being voted.

c. All 3 were unanimously approved by voice vote of the homeowners at the meeting

The board will finalize roles for all new members but it is planned that Fred will become treasurer and Jenn will transition to secretary.

Open Forum / Questions from Homeowners:

1. Irrigation Ditch cleaning: In 2022, this was done by Cutting Edge. Jeff plans to contact the landowner of the property the ditch crosses to discuss what they might do. The board will make sure any required ditch cleaning is either part of the landscaping contract or is done under a separate agreement. Dan Lattrell expressed interest in providing this service.
2. The end of season cleanup of leaves and litter was not fully done by Cutting Edge. Some areas were not touched even during the first cleanup in November (behind Jim Obrien's house, some parts of the open area next to South Fork and the common area next to Highway 44. Jeff and Mike will follow up by asking Cutting Edge to supply timesheet information on what areas were cleaned and when.
3. Sprinkler adjustments not done by Cutting Edge. Dan Lattrell did some adjustments of timers. He indicated that "T.J." with Cutting Edge is very capable of doing these adjustments but does not have the time it takes to do a good job. The possibility of setting up WiFi enabled timers was discussed. According to Mike, the cost of getting WiFi to the pumphouse was too expensive.
4. Dan Lattrell also noted that the mowers continue to damage lighting but do not follow up with repairs.
5. Jeff reminded everyone that homeowners need to contact him when they notice these issues and he will follow up with Mike and the landscape company. He also invited homeowners to attend the annual walk-through with Cutting Edge so we can make sure they are aware of the problems we continue to see.