

**EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**Thursday, October 22, 2020 - 4:00 P.M.**  
**Conference Room & Via Zoom**

## **MINUTES**

CALL TO ORDER: President Frank Sparks called the meeting to order at 3:06 P.M. There were 5 residents in attendance via zoom.

DETERMINATION OF A QUORUM: A quorum was established. In Attendance were: Frank Sparks, Colleen White, Beryl Simmerok, Connie Kist, David Ascitutto, Joyce Fox and Peter Schneiders. Also in attendance was Property Manager, Patti Whelan

APPROVAL OF MINUTES –**David Ascitutto made a motion to approve the Board Meeting minutes from September 23, 2020. The motion was seconded by Peter Schneiders. Motion passed unanimously.**

President's Report – Frank Sparks reported that the Bids for the new Recreation Center “The Pointe” were due in on 10/20. The demolition of the old West Clubhouse is scheduled for 1/1/21. The ECC and HOA Boards are reviewing a proposed agreement. We are hopeful to have a resolution by November 1<sup>st</sup>. Details are still confidential until a resolution is in hand. We all need to get proxies from Patti and get them filled out by neighbors to insure we have a quorum for our annual meeting. We are working to get a meeting set up with Eric Nelson regarding our long-range irrigation plans. We need this information to be tied into our upcoming budget plans.

Resident Comments/Questions – There was one question asked and addressed.

HOA Representative – Chuck Snyder - Chuck reported that the perimeter cameras are working well, fencing continues and the paving project is underway, there has been a new database installed for the RFID and the lighting has been put off until next year.

FINANCIAL REPORT – September 2020 – David Ascitutto – David reported on the financials to date. We continue to be over in irrigation supplies and repairs, postage due to an extra mailing and legal fees. Frank also reported that in the long range planning, we will need to budget for our new space in the Clubhouse at \$13.50 per sq. foot.

2021 Draft Budget Discussion - The budget was reviewed and discussed and David explained the need for a significant increase or a Special Assessment due to the much need irrigation upgrades. **Peter Schneiders made a motion to approve an increase in the quarterly dues by \$110 per quarter instead of a \$439 special assessment. The motion was seconded by Beryl Simmerok. Motion passed unanimously.**

MANAGER'S REPORT – Patti Whelan provided he report. There has been 18 work orders since the last meeting. 10 were for irrigation and 8 were for landscaping/trimming/maintenance matters. There have been 21 sales to date.

Violations – Patti reported that there are 83 open violations and 32 since the last meeting. Many residents are still gone and many have reached out to say that they will take care of their matters when they come back.

COMMITTEE REPORTS:

Architectural Control/Landscape - Beryl Simmerok reported that there have been 12 reviewed approvals since the last meeting and many express approved by Patti.

Pinewood Rec Center – David Ascitutto reported that everything looks good.

OLD BUSINESS

Update Rules and Regulations – Patti reported that she inserted the pet section that the HOA is in the process of passing. Until their vote is taken, we will not be changing this section so that they can be the same.

Irrigation update proposals from Nelson’s Landscape to change list heads to rotors, White homes on Touchstone and areas of Oak Knoll and Touchstone PI) All of the proposal were reviewed. Eric Nelson was present to answer any questions and explained the need for the updates to a very old system that has not been addressed over the years.

NEW BUSINESS:

Possible Assessment – This was addressed in the budget discussion.

Draft Cover letter regarding Assessment Annual Meeting date – David will work on a detailed letter explaining the increase in dues.

OTHER BUSINESS – Ed Epstein gave an update on the annexation matter and answered any questions.

**ADJOURNMENT - David Ascitutto made a motion to adjourn at 4:45.p.m. The motion was seconded by Connie Kist. Motion passed unanimously.**