

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, July 19, 2022**

Minutes

CALL OF ROLL

The meeting was called to order at 6:00 p.m., by President, Junius Hill.

Present were Junius Hill, Lee Jones, Bobby Poole, Scott Watson, Donald Hall, Trent Janney, Debra Brown, and Patricia Lougheed. Noah Ackerman, CAM represented The CAM Team.

PROOF OF NOTICE OF MEETING

Notice of the meeting was posted on the Eagle Landing website.

DETERMINATION OF QUORUM

A quorum of the Board was met with eight Directors in attendance.

APPROVAL OF MINUTES

A motion was made by Junius Hill and seconded by Scott Watson to approve the minutes from the June 21, 2022 Board of Directors meeting as written. None opposed and the motion carried.

The rules of the meeting were discussed. Homeowners in attendance were asked to hold their questions until the end of the meeting.

BUDGET UPDATE BT THE CAM TEAM

The June 2022 financials were emailed to the Board in advance of the meeting. The balances as of June 30, 2022 were:

Operating Account	\$ 202,333.63
Capital Contributions	\$ 25,063.01
Fidelity Investments	\$ 7,059.17
Total	\$ 234,455.81

Accounts receivable as of June 30th were \$11,349.45.

There are eight (8) homeowners in Lien status. Ten (10) homeowners received a Notice of Intent to Lien. Four (4) homeowners have received Notice of Late Assessment. Two (2) homeowners have received a First Warning Letter. Twenty-Two (22) homeowners have a balance and all builders are paid in full.

As of June 30th, total operating expenses are below budget approximately \$2,300.00.

ARC SWOT ANALYSIS

The Board reviewed the ARC analysis of Strengths, Weaknesses, Opportunity, and Threats.

VIOLATION AND ENFORCEMENT UPDATE

Management explained to the Board the different stages of violations. Stage 1 Violation is a *Friendly Reminder*. Stage 2 is a *Second Notice*. Stage 3 is the *Final Notice*. After a final notice, the Board would make the decision whether to send the habitual offenders to the Fining Committee.

After review of the habitual offenders list, the Board decided to examine the violations further and then decided whether to move forward with fines.

FINING COMMITTEE

The Fining Committee has been put into place so the Association can save money from paying an attorney to prepare and send letters to homeowners. The Fining Committee needs to establish a Chair and a Vice-Chair.

ARC CANDIDATE APPROVALS

The ARC will remain with the Developer until approximately September 2022. A motion was made by Junius Hill to appoint Samuel Little to the ARC Committee. Bobby Poole seconded the motion. All were in favor and the motion carried.

ARC PROCESS IMPROVEMENT

As the Association takes over the ARC Committee the Board is looking at ways they may be able to improve the process. The fee structure for ARCs has not had a change in over 16 years. In addition, the Board is investigating the transfer of all paper documents used by the ARC Committee to a cloud-based system.

An updated fee schedule was proposed. Patricia Loughheed motioned to table consideration for a future meeting so the ARC Committee can review the fees. Lee Jones seconded the motion. The motion did not carry with two (2) Board members in favor and six (6) opposed. Scott Watson motioned to approve the fees for ARCs as presented. Trent Janney seconded the motion. The motion carried with six (6) in favor and two (2) opposed.

Trent Janney presented several self-contained document storage sites for the Board to review. The transferring of documents will be very time consuming and will be costly.

BOARD OF DIRECTORS COMMENTS AND QUESTIONS

Debra Brown asked about an abandoned vehicle in the community. Letters have been sent to the homeowners.

Lee Jones stated that the Board needs to come together and to learn how to talk with one another professionally.

MEMBERS QUESTIONS AND STATEMENTS: None

Adjournment

All business being completed, the meeting was adjourned at 8:34 p.m.

*Approved 8.23.2022
Kathy Melton, CAM*