

# Eagle Rock HOA Meeting Minutes

Minutes taken down by Paul Wroten

In Attendance:

Paul Wroten.....President

Bob Allee.....Treasurer

Ed Hoffner.....Member At Large

Meeting called to order @ 7:07 PM

## Agenda

1. Update on Retention Pond and potential transition to our HOA
  - a. Potential Tax implication
    - i. In reviewing with S&A...they said “there should be no tax implications because The Retention Pond is considered open area”
    - ii. To confirm we will touch base with a Tax Accountant or our Lawyer
  - b. Determination that all work on Retention Pond is done in accordance with the Environmental Governance
    - i. We are in communication with both State and Local EPA and Franklin County Conservation District on a regular basis
    - ii. We will be notified once the pond is completed whether it is in full Environmental Compliance
  - c. Once the Retention Pond is turned over to our HOA implications & costs of maintenance & upkeep of said pond
    - i. any turn over may take several months
    - ii. We have submitted a written request to Local Environmental district for access the resources that will hopefully give us this information
    - iii. discussed concerns of standing water reference to a mosquito issue and how we may handle
  - d. will the current Retention Pond cover any building in sec 2?
    - i. researching this information
2. Update on Financials
  - a. Dues status
    - i. All dues have been paid
    - ii. Current status is excellent and capable of handling our budgeted costs (a copy of the financial report is part of these minutes)
    - iii. The board unanimously voted to move \$5000 from our checking account to our savings account in preparation for any costs related to the Retention Ponds upkeep
3. ARC
  - a. question was asked if we had any ARC requests in 2023...question has been asked of our ARC Chairperson
4. Website
  - a. question was raised if we should continue to maintain our website...

- i. all agreed to postpone the decision until further research into usage
- ii. our Treasurer suggested that he look into our homeowners being able to pay their dues via our website....bringing more people to the website and making payment of dues easier
- iii. Our Treasure will research and report back to the board on feasibility & potential cost if feasible

5. Lawn Services

- a. Locust Ridge Landscaping will be approved for our 2024 season
  - i. discussions were had with Locust Ridge about the handling of the Retention pond.
  - ii. Cost for 2024 will stay as they were in 2023
  - iii. after review of implications of the pond in reference to new work that has been done we will revisit costs for landscaping
  - iv. Locust Ridge will review with us if any further seeding needs to be done after The pond is turned over
  - v. question was raised if the two undeveloped lots are going to be mowed regularly In 2024.....contact will be made to ascertain if mowing will continue
  - vi. discussion was started about if lots owned by S&A are not scheduled to be mowed in 2024....as to our recourse

Meeting adjourned at 8:09

Eagle Rock Home Owners Association  
2023 Budget

|                                     |           |                  |                     |
|-------------------------------------|-----------|------------------|---------------------|
| Eagle Rock HOA - Checking           | \$        | 15,747.17        | (as of Feb 7, 2024) |
| Eagle Rock HOA - Savings            | \$        | 5,018.69         | (as of Feb 7, 2024) |
| <b>Eagle Rock HOA - Total Funds</b> | <b>\$</b> | <b>20,765.86</b> |                     |

| Eagle Rock HOA - Balance Sheet |                                 | 2024 Budget        | 2024 Actual*       | B/(W) Budget       | 2025 Forecast      |
|--------------------------------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                | Annual Dues (1)                 | \$ 125.00          |                    |                    | \$ 125.00          |
| <b>Income</b>                  | Association Dues                | \$ 2,500.00        | \$ 2,500.00        | \$ -               | \$ 2,500.00        |
|                                | Capital Income                  | \$ -               | \$ -               | \$ -               | \$ -               |
|                                | S&A Declarant Dues on Open Lots | \$ 6,000.00        | \$ 6,000.00        | \$ -               | \$ 6,000.00        |
|                                | Resale Certificate              | \$ -               | \$ -               | \$ -               | \$ -               |
|                                | Interest                        | \$ 10.00           | \$ -               | \$ (10.00)         | \$ 10.00           |
| <b>Total Income</b>            |                                 | <b>\$ 8,510.00</b> | <b>\$ 8,500.00</b> | <b>\$ (10.00)</b>  | <b>\$ 8,510.00</b> |
| <b>Expenses</b>                | Administrative Fees             | \$ 200.00          | \$ -               | \$ 200.00          | \$ 200.00          |
|                                | Insurance (2)                   | \$ 660.00          | \$ 687.00          | \$ (27.00)         | \$ 690.00          |
|                                | Landscape Maintenance (3)       | \$ 7,000.00        | \$ -               | \$ 7,000.00        | \$ 7,000.00        |
|                                | Supplies, Bank Fees, etc.       | \$ 50.00           | \$ -               | \$ 50.00           | \$ 50.00           |
|                                | Legal Fees                      | \$ 250.00          | \$ -               | \$ 250.00          | \$ 250.00          |
|                                | Miscellaneous Expenses          | \$ 100.00          | \$ -               | \$ 100.00          | \$ 100.00          |
| <b>Total Expenses</b>          |                                 | <b>\$ 8,260.00</b> | <b>\$ 687.00</b>   | <b>\$ 7,573.00</b> | <b>\$ 8,290.00</b> |
| <b>B/(W) Budget</b>            |                                 | <b>\$ 250.00</b>   | <b>\$ 7,813.00</b> | <b>\$ 7,563.00</b> | <b>\$ 220.00</b>   |

Notes:

- (1) - Annual Dues will be mailed early November 2024 with a due date of January 31st, 2025. HOA Dues will include a self addressed, stamped return envelope.
- \* - Actuals are through September 2024 but include anticipated charges through balance of 2024 (see below)
- (2) - Insurance is paid at the end of the calendar year
- (3) - Additional Landscaping fees may apply for the balance of the calendar year