

The Estates at Eagle Creek Property Owners' Association Board Meeting  
January 12, 2023  
127 Scenic Oak Dr.

Meeting called to order at 6:04pm. Quorum established.

Board Members present: Philip Vipond, President; Art Morgan, 1<sup>st</sup> V.P.; Jim Mylius, Treasurer; Theresa Morehous, Sec.; Shawn Wall, 2<sup>nd</sup> V.P.

Non board members present: Charlie Johns, ACC Chair; Karen and Tom Turner, property owners

Karen and Tom Turner discussed concerns of a fence. The fence is not in any violations of the ACC. Several solutions were suggested, but Karen stated they choose not to accept them. Charlie and Shawn will look into finding a resolution. Karen also wanted changes in a motion in the November 2022 minutes. These minutes have been voted on and accepted and legally they cannot be changed. It will be discussed with attorney.

**Secretary's Report:** The minutes from December 8, 2022 presented to the board members. Art Morgan made a motion that the minutes be accepted as presented, Jim Mylius 2nd. Motion passed 5 -0.

**Treasurer's Report:**

Dec 31, 2022-

Deposits: \$2924.92      Debits: \$1833.58

Checking balance: \$11,160.87      Edward Jones :( 12/31/2022) \$37,884.72

Total Balance: \$49,045.59

Motion made to accept by Theresa Morehous, seconded by Art Morgan. Motion passed 5-0

**ACC Report:** One request to add to a current fence.

**Old Business:**

- 126 Encino Dr. – resolved.
- 114 Palo Verde (DOV6/22) reports of chickens and rooster. No chicken present any more. Resolved.
- Discussion of management certificate. Philip made a motion to increase the resale certificate to \$325. Art Morgan 2<sup>nd</sup>. Motion passed 5-0.  
Philip made a motion to charge \$75 for an updated resale certificate. Shawn Wall 2<sup>nd</sup>. Motion passed 5-0.

**New Business:**

- Budget proposal was discussed. Proposal will be updated and emailed out for a vote.
- 3 board positions will be up for election at the AGM.

Next meeting will be scheduled at the AGM.

Shawn made a motion to adjourn meeting at 7:24pm and Philip 2<sup>nd</sup>. Motion passed 5-0