



**Eaglemont Community Homeowners Association
Working Board of Directors Meeting
January 7, 2025**

Present:

**Darlene Andris, President
Leah Dunn, Treasurer
Mike Lumpkin, Vice President
Debra Wheeler, General Manager
Mike Begley Member at Large
Dan Walters Secretary**

The meeting was called to order at 5:00 pm by Darlene Andris and a quorum of Board members was confirmed.

The Board Minutes for the December 9, 19th and 21st 2024 were reviewed. A motion was made by Leah Dunn and seconded by Dan Walters to approve all 3 sets of minutes. All of which were conducted via email and concerned the renewal of CD's.

Discussion: The subject of job descriptions for the General Manager and the Accounting team was discussed. After discussion the subject was tabled for further research. One request for the Accounting team was that Financial Statements are distributed to the General Manager and the Board of Directors by the 15th of each month. One slight change will be made to the financial statements moving forward and the interest being earned on our Certificate of Deposits will not be shown until the CD matures. This aligns with the Financial Review Committees recommendation.

Annual Meeting Schedule

The ECHOA Public Board Meeting is scheduled for Sunday March 12 at 3:30 PM. The meeting will be held at Hill Crest Lodge. In preparation for the meeting the Annual Budget was accepted as a working document by the Board and will be included in the Annual Mailing for approval by the Homeowners. The Budget reflects increases in Insurance costs (changes required by State Law were the cause). The Budget also reflects increases in costs for Irrigation and Tree maintenance.

The Board has requested that the General Manager create a Newsletter advising our Homeowners that a 3% credit card processing fee will be charged for use of a credit card to pay dues. This fee is imposed by the processing companies and will be passed along to Homeowners who use a card to pay their Dues. Homeowners are welcome to pay their dues by ACH transfer or check and their credit cards at their discretion..

After discussion the Board has agreed with the General Manager and Landscape Committee chairman to switch our annual mulching from Black mulch to Brown mulch. This should be a considerable cost savings. The HOA will also continue mulching with rock where it is considered appropriate

**The Meeting was adjourned at 6 PM/
Respectfully submitted:**

Dan Walters