

**EAGLE CREEK (HAMPTON'S)**  
**BOARD OF DIRECTORS REGULAR & BUDGET MEETING**  
**MINUTES**  
**Thursday, November 11, 2010 – following Glen Master Meeting**  
**Hampton's Clubhouse**

President Marc Goldberg called the meeting to order at 8:00 p.m. In addition to Mr. Goldberg the following Directors were present: AJ ElJallad, Leon Rostkowski, Jeri Klempler and Andi Wites.

Absent: None

Management: Lou Brawer

Mr. Goldberg thanked everyone for attending.

#### **APPROVAL OF THE MINUTES**

Mr. Goldberg asked for approval of the Minutes from August 26, 2010. A **MOTION** was made by Mr. Eljallad and seconded by Mr. Rostkowski to approve the Minutes from the meeting held on August 26, 2010 as presented. **MOTION PASSED 5 YES and 0 NO.**

#### **FINANCIAL REPORT**

Mr. Brawer started off his report by talking about the collection matters. He reported that there are currently no units within Eagle Creek that are not current with their assessments.

The unit that is owned by Eagle Creek continues to pay rent on a regular basis. Mr. Brawer reviewed the Income and expense report for this property. Currently the rent income has just about paid off the expenses and starting next month will start paying down the past due maintenance.

There are four other residents that are showing small balances on their accounts. A letter will be sent to each of these asking that the balances be cleared up by the end of the year.

The following line items are currently over budget:

Accounting – will be at zero by the end of the year

Legal Fees – this is a result of the foreclosure of 12060

License & Permit – this is as a result of the additional filing fees needed due to the set up of Eagle Creek Realty Holdings LLC.

For the year to date the Association is over budget by \$1724.97.

Reserves currently stand at \$11,283.75.

## **PROPERTY MANAGERS REPORT**

Mr. Brawer's report was covered at the Glen Master meeting and therefore was not repeated.

Violations were presented to the Board and discussed.

## **2011 OPERATING BUDGET**

Mr. Brawer reviewed that Proposed 2011 Operating Budget. The following line items have changed from 2010:

- Bad Debt – decreased by \$156.00
- Master Association Assessment – increased by \$1155.77
- Home Maintenance – Decreased by \$500.00
- Insurance – Decreased by \$600.00
- Licenses & Permits – Increased by \$100.00

In total the budget remained the same for 2011

A **MOTION** was made by Mr. Eljallad and seconded by Mr. Rostowski to approve the 2011 Operating Budget as presented. **MOTION PASSED 5 YES and 0 NO.**

## **OLD BUSINESS/ NEW BUSINESS**

There was no new or old business to come before the Board.

## **ADJOURNMENT**

The meeting was adjourned at 8:30pm.

The date of the next meeting has not been set at this time. When established it will be announced to the community via the telephone message service and signs at the entrance and the clubhouse.

Respectfully submitted,

Louis Brawer  
Association Manager