

EAGLE SPRINGS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS  
MEETING MINUTES

February 1, 2011

1. Call to order. Richard Beladino called the meeting to order at 6:00 p.m. Board members present: Richard Beladino, Steve Engle, Diana Cory, David Bumpus, Elbert Slappey and Ed Armijo.
2. Treasurer's Report. David Bumpus gave the report. Over half the dues have been collected up to this point. Delinquent homeowner's will accrue a \$75 late fee as well as daily interest until the assessment has been paid. Mr. Bumpus discussed the pool reserve and gave his recommendation that \$75,000 be put into reserve at this point to pay for pool repairs and renevation. He also suggested we place \$25,000 into the Money Market account to be held until there is a more definite plan on how to use said funds. Mr. Bumpus made a motion to carry out his suggestion and after being seconded and voted on, motion was approved.
3. Maintenance Report and Property Manager's Report. Gary Brewer, Eagle Springs property manager, gave the report. Mr. Brewer became pool certified in November and is now able to maintain the pool for the subdivision, but it also still in the process of learning how to fully maintain the pool. Eventually the previous pool maintenance company will be relinquished of its duties. This certification will save the subdivision almost \$21,000 a year. Due to this fact, a motion was made, seconded and approved to raise Mr. Brewer's salary \$5,000, since he will be maintaining the pool for the community in the winter months. Once he is able to maintain the pool in the summer, he will receive an additional \$5,000 raise. Mr. Brewer plans on painting the gates at Grove Pointe, pressure washing the fences at Thomson Road entrance and Waterland Way entrance. He has

contacted the City of Centerville regarding road repairs. Mr. Brewer reported on the fire at the Community Center. Some of the vinyl siding was damaged. The individual will not be getting their security deposit back in order to pay for repairs for said damages. With regards to the damage at the Thomson Road entrance gate, a suggestion was made that cameras be placed there to identify any future offenders. Will be getting quotes to discuss at the next board meeting.

4. Gym/Pool Facility Report. Diana Cory discussed the need for repairs within the gym facility. Mr. Brewer stated that several repairs are already underway on the damaged treadmill and weight bench. Mrs. Cory stated the need for repairs to be made in the restroom of the gym. She will be getting quotes for a new vinyl flooring. She has also volunteered to pull down the wallpaper and paint the area.

5. Old Business.

- a. Steve Engle discussed the issue of the gate on Blossom Lane that is a violation to the covenants. Mr. Engle motioned that a letter be sent to said property owners stating that the Association will pay for the removal and repairs up to a certain amount. Motion was seconded and approved. Mr. Engle will report on the response at the next board meeting.
- b. Richard Beladino discussed the delinquency issues. He stated that the Association will continue to work with homeowners to bring their accounts current, and those not willing to come to an amicable solution, will continue to be sent to our attorney for further action.
- c. Ed Armijo discussed the AACC/ACC committees. Each section of the subdivision is now in the process of having ACCs in place and an AACC will be set up. This is the last step in the finalizing of committees needed to review future plans that individual homeowners intend to do to their properties.

6. New Business.

- a. The Community Center and Clubhouse rentals were discussed. The Association has raised the rent on certain events that take place at each facility on a regular basis. Along with this, market research is being done to find out how the Association can raise the awareness of the facilities and get them rented out more frequently.
- b. Covenant violations were discussed. A clarification is needed as to the extent the Association can go to in order to get violators to comply. The Association attorney is going to be contacted so that the covenants and repercussions can be interpreted and defined more clearly.
- c. The signatories for the bank accounts are almost ready.

7. Meeting closing. Motioned, seconded and approved at 8:04 p.m.