

EAGLE SPRINGS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES

August 2, 2011

1. **Call to order.** The meeting was called to order at 6:00 p.m. Board members present included: Richard Beladino, Steve Engle, David Bumpus, Sue Edwards and Ed Armijo. Elbert Slappy, Jr. was absent. Also present was Eagle Springs Property Manager Gary Brewer.
 - a. Richard Beladino read an email from Diana Cory in which she resigned her position on the Board of Directors effective immediately. Ms. Cory and her husband will be relocating out of state as early as next week. The Board accepted her resignation and expressed its appreciation for her service during 2011. As Secretary to the Board, Ms. Cory developed Board agendas and drafted the monthly minutes. She was also instrumental in coordinating pool activities and renovating the gym and community center painting.
 - b. A motion was made by Ed Armijo, seconded by Sue Edwards and carried unanimously to approve the minutes of July 12, 2011 as submitted.

2. **Treasurer's Report.** David Bumpus provided a written Treasure's Report covering all cash balances and year-to-date payments. As of July 12, 2011, total cash balances come to \$498,542. Operating expenses totaled \$223,848 year-to-date. Estimated cash balance at the end of the fiscal year (after pool and loan payment reserves) is \$101,440. Liens have been successfully placed on all delinquent properties. There are currently 49 delinquent accounts totaling \$65,824. Court appearances are scheduled for September.

3. **Maintenance Report and Property Manager's Report.** Eagle Spring Property Manager Gary Brewer provided this report.

- a. Mr. Brewer indicated that he and Richard Beladino had surveyed each subdivision in Eagle Springs and developed a list of properties in general disrepair. This list will be provided to the ACCs. Each homeowner will be contacted to correct the problem (e.g., mow grass, repair fence, etc.). Mr. Brewer also indicated that there are approximately eleven bank foreclosures that need property maintenance. A list of these properties will be provided the ACCs who will notify the respective banks to make the appropriate repairs/maintenance or the Association will perform the work and lien the properties.
 - b. A motion was made by Sue Edwards, seconded by Richard Beladino and carried unanimously to install a light to illuminate the flag at the community buildings.
 - c. Garbage pick-up at the community buildings dumpster will be increased to twice weekly. Gary Brewer will post signs indicating that the dumpster is not for private use, and that violators will be prosecuted in accordance with City ordinances. The dumpster will be moved back behind the tennis courts.
 - d. Gary Brewer asked the Board to draft a letter requesting the City of Centerville to do a traffic study to determine whether a three-way stop is needed at the intersection of Village Walk and Arbor Lane. Such a letter will be drafted for Richard Beladino's signature.
 - e. Gary Brewer indicated that Finch Painting has completed painting the Community Center. Mr. Brewer is pleased with the job done.
4. **Gym/Pool Facility Report.** The new signs containing the updated pool rules have been delivered and will be installed shortly.
5. **Old Business.**
- a. AAC/AACC status. AACC is still working diligently to put together a standard operating procedure (SOP) for all issues dealing with covenants and approvals. Gary Balconis and Doug Hayes inquired if the hiring of a Property Management Company would affect the SOP process. Richard Beladino indicated that it would not, and encouraged the AACC to continue its work in this area.

b. There was no Neighborhood Watch report.

6. New Business.

a. Motion by David Bumpus, second by Sue Edwards and carried unanimously to contract with King Management Solutions to manage the day-to-day affairs of Eagle Springs. Richard Beladino is authorized to sign said contract, as reviewed by the attorney and insurance agent, with the stipulation that Section 7.5: "Waiver of Subrogation" be deleted from the contract. Property management services will begin October 1, 2011. King Management Solutions will be paid a service fee of \$30,000 annually.

7. Homeowners Comments.

a. Several members of the community were present at the meeting. One resident asked about installing garbage cans along Eagle Drive and in the park behind the Community Center. Gary Brewer indicated he would look into the request.

b. Another resident asked when the Tivoli Gates would be repaired. Gary Brewer indicated that the gates had been repaired on Monday. He also indicated that they would be repainted black in the coming weeks.

c. During the homeowner comments, discussion turned to the dance floor in the Community Center. Richard Beladino indicated that the Line Dancers were damaging the floor. It was costing the Association much more to clean the floors each month, than what the Line Dancers were paying to rent the facility. Gary Brewer is to notify the Line Dancers that they need to place some protective covering over the floor or change their footwear. If damage to the dance floor continues, then the Line Dancers will no longer be able to use the facility.

8. Meeting closing. There being no further business, the meeting was adjourned at 7:10 p.m.