

## EAGLE SPRINGS BOARD MEETING MINUTES

Monday, Apr 13, 2009

1. Call to order: President Richard Beladino called the meeting to order at 6:30 pm.
  - a. The following Board members were present: Richard Beladino, Keith Dammann, Glenn Gentle, and Rita Blair. Board members Ed Armijo, Michelle Denney, and Sherry Morrone were absent. Property/Maintenance Manager (P/M M) Patrick Malloy present, in addition to resident Clay Peacock.
  - b. Motion was made, seconded and approved to accept the minutes of the March 24, 2009 meeting. These minutes had previously been reviewed and approved electronically, so that publication could be made to our web site.
  - c. Discussion was held regarding the Neighborhood meeting conducted on Tuesday, March 31, 2009. One of the Board members mentioned that his neighbor said that the only information discussed was information that was already included newsletters. While that is true, we discussed many other subjects, and expanded on the newsletters to provide more detail. We also answered many resident questions. If you have a question regarding the management of Eagle Springs, please provide that question through official channels so you will get an official response.
  - d. Board Meetings. The Board voted to change the schedule for the Board meetings to once a month during the summer months. The following meetings were scheduled: Infrastructure meeting with Board members on Tuesday, May 5, and the next regular Board meeting will be Thursday, May 21. Both will be in the Clubhouse.
2. Pool Report: Weather permitting –
  - a. The pool slide work will be completed this week.
  - b. The pool pump and vacuum have been purchased.
  - c. The concrete work is complete with the exception of filling cracks which will be done this week.
  - d. Electrical work is complete with the exception of 4 lights which are on order.
  - e. Fire damage at the slide was repaired at the contractor's cost.
3. Landscaping Report:
  - a. Work on the irrigation well is complete.
  - b. Sprinkler heads required replacement at a cost of \$2,500. Motion was made, seconded, and approved.
  - c. Meeting was held between Richard Beladino and our landscaper to select flowers for the neighborhood to replace the pansies which will fade soon. Board members, Michelle and Sherry, were scheduled to be part of this meeting, but did not attend. Motion was made, seconded, and approved in the amount of \$6,000 for purchase and planting of flowers.
4. Maintenance work:
  - a. The camera installation in and outside the gym will be completed on Tues, Apr 14.
  - b. Street light installation by Flint Electric outside the gym is complete.
  - c. The security pad on the Community Center will be relocated on Tues, Apr 14.
  - d. The additional elliptical machine will be delivered to the gym on Fri, Apr 17.
  - e. The sand installation is on hold until the weather clears up.
  - f. We have received the parts for the pool furniture repair and work will start soon.
  - f. Autumn Trace fountain – fountain is on order and will be installed immediately upon receipt.
  - g. Theater ceiling – getting proposals for repair. Motion was made, seconded and approved in an amount not to exceed \$2,000 to accomplish this repair.
  - h. Tennis courts – Motion was made, seconded and approved to resurface the tennis courts and replace the four net posts in an amount not to exceed \$8,000. Patrick will reconfirm all aspects of contractor proposals before work commences. The courts will have to be closed for approximately two

weeks to accomplish this work. Motion was made, seconded and approved to purchase a special lock for the tennis court gate and reinforce the gate in an amount not to exceed \$1,000.

5. Communications Committee Report: No report was available.

6. Unfinished business:

- a. Gunn Road fence. No status report available from Board members assigned this tasking.
- b. The Community Center electrical project has been completed.
- c. Infrastructure Study meeting is scheduled for Tuesday, May 5, 6:30 p.m. at the clubhouse.

The following assignments have been made:

Pool	Glenn Gentle, Keith Dammann, and Patrick Malloy
Comm Ctr	Sherry Morrone, Michelle Denney, and Patrick Malloy
Clubhouse	Richard Beladino, Ed Armijo, and Patrick Malloy
Gym	Keith Dammann
Tennis Courts	Rafael Cotto, Glenn Gentle
Landscaping	A.B.E. Landscaping, Rita Blair, Michelle Denney, and Richard Beladino

8. Treasurer's Report: Total cash on hand \$403,000. The Board has refinanced the loan which is down to \$280,000, at a revised rate of 5.5% (down from 6%). Total uncollected assessments amount to approximately \$108,000. There are various financial institutions that have foreclosed on properties. The institutions now owe us approximately \$5,000. We have processed 27 liens which amount to \$21,000, and 28 letters have been sent by our attorney for \$3,800 in late fees, interest, etc. Accounts which have been turned over to the attorney for collection should be paid through the attorney. The Property/Maintenance Manager will not accept payments which are in this category. Any past due assessments will now be handled by our attorney. Builder assessments comprise \$53,000 of the delinquent accounts, and our carry over from last year is \$10,000. Our budget was developed using an anticipated income from assessments of \$540,000, and so far we have collected assessment income in the amount of \$494,000.

9. New Business:

- a. Board discussed outstanding ACC requests which needed to be processed for Grove Point.
- b. Board discussed putting in place a policy on the number of meetings that can be missed by a Board member. Absences affect our ability to carry on the day-to-day business of the Association, and do not ensure proper oversight of the residents that we were elected to represent.

Meeting adjourned at 8:30 p.m.

Submitted by: Rita Blair, Secretary

Scheduled Meetings: Infrastructure Meeting- 6:30 p.m, Tuesday, May 5

Board of Director's Meeting: 6:30 p.m, Thursday, May 21