

EAGLE SPRINGS BOARD MEETING MINUTES

FEBRUARY 2, 2010

1. Call to order. Richard Beladino called the meeting to order at 6:00 pm. All board members were present: Richard Beladino, Douglas Bauer, Keith E. Dammann, W. W. (Bunker) Chipps, Ed Armijo, Marvin Gentle, and Janet Spivey. Two homeowners were present.
2. Approval of January minutes. Minutes were reviewed and approved.
3. Old business. **(a) Orchard Gate discussion:** Richard and Keith went to visit the new homeowner to advise her that the association attorney has advised the Board that the gate which connects her property and a home in the Grove is in violation of the covenants. Keith contacted the association attorney to proceed with the letters to all parties involved. **(b) Jamestown Fence/ Perimeter Fences – Committee Assignment.** Keith briefed the perimeter fence issue that has come to the attention of the board. It is a complex issue due to the various property owners. A homeowner requested the wooden fence currently in the Jamestown alleyway be added on to. This particular wooden fence does not belong to Eagle Springs and sits on school property. The board will continue to research this issue. **(c) ACC/AACC Status.** Ed briefed the Eagle Springs Architectural Control Committee (ACC) 2010 plan of action. With current ACCs, each neighborhood sends out letters to residents. The proposed plan provides for a new hierarchy for each neighborhood to have oversight from the Association Architectural Control Committee (AACC). The AACC will be composed of 5 people. The AACC will report unresolved issues to the board. The proposed timeline for the spiral plan is to assemble the AACC during Jan-Apr 2010, to assemble all the subdivisions ACCs during May – Aug 2010, to operate and evaluate the ACCs with the AACC having complete oversight during Sep – Dec 2010. Ed requested the ACC issue be placed on the agenda each month for an update. He will include in the Eagle Springs newsletter.
4. New business. **FY 2010 Project Priorities:** (a) A motion was made and seconded to spend \$5,400 for parking lot and playground security lighting and a security camera. There has been undesirable activity all through the evening from persons outside the community in the parking lot at the

community center as well as at the playground. Flint Electric was contacted to do this work and their recommendation will be implemented. Any resident seeing someone parked in that area at night is requested to call the Centerville Police Department. They are aware of the problem. (b) A motion was made and seconded to spend \$1200 for crepe myrtle trees to be planted in a bed along Harbor Club entrance. Residents have asked for this area to be improved for some time. (c) A motion was made and seconded to spend up to \$3000 for the gym remodel. It will open the existing gym into the old lifeguard break room, provide rubber flooring, 14 x 18, for new room, and provide a separate lifeguard break room. (d) A motion was made and seconded to spend \$2000 to replace 4 chandeliers in the Community Center. Patrick advised the current chandeliers are defective. (e) A motion was made and seconded to spend \$1000 to repair the light system on the front fountain. Calls are received weekly from homeowners about the lack of fountain lighting. (f) A motion was made and seconded to approve the \$1136.80 for electrical work accomplished on January 21, 2010. A contractor accomplished electrical work on the clubhouse, office and the village entry. The price also includes wire for the tennis courts. The property manager has been told that in the future he must obtain board approval for expenditures in excess of his authority prior to obligation. (g) Emergency work was performed on the Club House 3 weeks ago after the last storm. The roof leak was found and repaired. Rotted walls and window sills were repaired. A motion was made and seconded to approve the \$4,500 spent for the clubhouse repair. (h) Other projects were discussed and will be reviewed and discussed at future meetings. The President advised the board members if the property manager brings a safety issue forward it is incumbent upon the board to look into the issue, research and analyze, and act if appropriate. **Pool Committee:** A pool committee of Kurt Dimsdale, Walt Jones, Keith Dammann, and Patrick Malloy was established. Kurt is a homeowner and an engineer, Walt is a homeowner and was in charge of the pools on base, Keith is a homeowner and the Treasurer of Eagle Springs and Patrick is Eagle Springs property manager. The Board wants at least 2 more estimates which will include information on the life of the pool and the amount of the potential repair work. The pool committee will report at the next board meeting. **Pine Straw:** A motion was made and seconded to spend \$7500 for placement of pine straw. This is a carryover from

November 2009. The pine straw and flowers are in addition to our grounds contract. All contracts are in the office and all board members are able to review. **Insurance:** Last year the insurance policies, except workers' compensation, were consolidated with State Farm Insurance. State Farm has reviewed all our policies and suggested additional insurance be obtained for directors and officers. A motion was made and seconded to purchase additional insurance up to \$1500. **Rental of Community Center:** The community center is presently rented by homeowners and nonresidents. Some homeowners are renting the community center for nonresidents. It is impossible to keep proper bookkeeping procedures. At the next meeting, the board will be discussing a resolution.

5. Property Manager's Report. Patrick and Richard spent about one and a half hours going through the community on Monday. Patrick will go out each Monday and will present his findings as to the status of Eagle Springs Neighborhoods to the board each month. This month items reported, e.g., pot holes, perimeter fence complaints, parking on street, basket ball hoops on street, boats in backyard. The city has been informed of the need to repair the pot holes. Uniform mail boxes have arrived and residents were contacted. The property manager will contact residents about the basket ball hoops and the boats, etc.
6. Treasurer Report. The treasurer briefed the association has approximately \$264,500 on hand. This is the last week for assessments to be paid without late charge. Approximately one half have paid. The board does not refund back late fees.
7. Board Meeting Schedule. In 2008 and 2009 the board met twice a month except for the summer. Meetings were once a month in the summer. Due to the current amount of business to be conducted the board will meet approximately every 3 weeks for a maximum of 2 hours. Next meeting is scheduled for March 2, 2010.
8. Letters to the Board. In reference to letters to the board, subjects submitted were gate fees, request for a business license, and movement of a mailbox. The content of one complaint letter was not discussed due to the homeowner's name being mentioned. Patrick had taken care of the request for the business license. It is a home office resulting in no additional traffic for the neighborhood.

The meeting was adjourned.

Submitted by Janet L. Spivey, Secretary.