

## EAGLE SPRINGS BOARD MEETING MINUTES

MARCH 2, 2010

1. Call to order. Richard Beladino called the meeting to order. Board members present were: Richard Beladino, Douglas Bauer, Keith E. Dammann, Marvin Gentle, and Janet Spivey. Property manager, Patrick Malloy, was present. Two homeowners were present.
2. Approval of February minutes. Minutes were reviewed and approved.
3. Old business. Gym Renovation: Money was previously approved to enlarge the gym. A motion was made and seconded to spend up to \$850 for mirrors for the gym.
4. New business.

Pool:

Pool committee is being formed. Details are in last month's minutes. Current plans are for the pool to be open Memorial Day to Labor Day with the water slide open Friday through Sunday. At issue is cost of payroll for lifeguards. Pool will be closed on Mondays for maintenance.

New pool chlorinator - A motion was made and seconded to spend up to \$1040 for a new pool chlorinator. It will allow the pool to maintain a better chemical balance and eliminate heavy containers of liquid chlorine.

Pool Furniture - A motion was made and seconded to spend up to \$10,000 for new pool furniture.

Beavers on the Lake:

A petition has been received from approximately forty residents in Eagle Harbor/Harbor Club raising the issue of property damage due to the beaver activity. The petition asks the association to pay for trapping of the beavers. These traps would be placed in the lakes. Whether or not association money should be spent on an issue concerning the lakes is being researched. Our attorney, who is familiar with the establishment of Eagle Springs, is looking

into the responsibilities of the association concerning this issue and whether or not the association has rights to the lakes.

Community Center:

Rents - A motion was made and seconded to raise the rental of the Community Center (CC) to \$800 for Friday, Saturday, and Sunday, \$400 for midweek evening functions. These rates are for residents only. Residents will have the right to offer use of the CC to friends or relatives but note – all payments must come from the resident directly. The association cannot deal with the administrative burden of collecting and accounting for payments received from many various friends, relatives, associates and others who are using the CC.

A motion was made and seconded to have alcohol insurance offered as part of the rental agreement. The association attorney will draft specific language.

A motion was made and seconded to allow morning activities and luncheons, open to all parties with no alcohol, for \$200 during the week.

5. Property Manager's Report.

Patrick continues to review each neighborhood on Mondays, items reported:

Parts on order for Harbor entrance gate with estimated fix date of three weeks, tar is not sticking in pot holes and city notified, Tivoli gate unit ordered and to be installed within days, cut through in Jamestown to Grove Point still an issue and owner has been notified again, waiting for cost of columns at Grove Point entrance, elliptical machine parts ordered with estimated fix date within the week, basket ball hoops on street and residents notified.

6. Treasurer Report. Assessments were billed to 823 properties. Approximately 79% have been received. This time last year it was 75%. The lien process will be followed for those not paid. Fifty eight of those billed are vacant lots and eleven are bank owned. There is \$504,000 current cash on hand.

7. Letters to the Board. Subjects submitted were 1) beavers on the lake, 2) a question concerning the ACC committee for the Orchard, 3) a request for

clarification of the association insurance, and 4) a resident's fence in need of repair. The questions of the ACC committee and the association insurance were answered at the meeting since the homeowner was present. The fence in need of repair in the Villages is on property currently being rented. The landlord/owner will be contacted and requested to repair the fence.

The meeting was adjourned.

**\*\*\* Next Meeting Schedule for April 19 at 6:00 pm Club House \*\*\***

Submitted by Janet L. Spivey, Secretary.