

EAGLE SPRINGS BOARD MEETING MINUTES

Tuesday, February 24, 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, Michelle Denney, Glenn Gentle, Sherry Morrone, Ed Armijo, and Rita Blair. Property/Maintenance Manager (P/M M) Patrick Malloy was also present. There were no residents in attendance.
 - b. Motion was made, seconded and approved to accept the minutes of the February 9, 2009 meeting. These minutes had previously been reviewed and approved electronically, so that publication could be made more quickly on our web site.
 - c. Newsletter status: Draft articles were provided by the President and Treasurer. Deadline for final articles is Monday, Mar 2. Additional input to be provided by Michelle Denney, Ed Armijo, and Patrick Malloy. All information should be provided to the Secretary, Rita Blair, by 5:00 pm on Monday, Mar 2 to allow for final compilation, printing, and distribution by Fri, Mar 20. Membership meeting is still scheduled for Tuesday, Mar 31.
 - d. The total agenda for the next meeting on Monday, Mar 9 will be devoted to discussion of the infrastructure and the association assessment status.
2. Pool Report:
 - a. Slide repair – this project is ongoing. Additional problems have been encountered. The entire spiral railing is completely rotted out. Motion was made, seconded and approved to fund an additional \$1,300 for replacement. Once this is complete, painting can begin.
 - b. Spare pump - Motion made, seconded and approved to purchase a spare pool pump to limit the necessity for pool closure due to a faulty pump. Motion was made, seconded, and approved to fund \$1,200 for a spare pump.
 - c. The effort to purchase a smaller slide has been put on hold due to the amount of money required to get the existing slide in operational condition.
 - d. Pool Vacuum – Motion was made, seconded and approved to purchase a pool vacuum in the amount of \$2,000 which will keep us in compliance with EPA regulations.
3. Landscaping Report: Irrigation well repair anticipated to complete on Thurs, Feb 26.
4. Maintenance Work:
 - a. Cameras for gym. Waiting on shipment of cable for installation of video cameras. Anticipate starting project on Mar 1.
 - b. Repair of clubhouse window will be completed by Mar 7. Exterior office work will begin on Mar 2.
 - c. Repair of pool deck chairs will begin when the weather warms up.
 - d. Replacement of light fixtures around the pool has been put on hold pending resolution of electrical damage caused by lightning. Anticipate that the problem will be resolved and work completed by the end of the month, dependent upon the weather.
 - e. Panic bar installation on the community center will completed on or about March 5. We are also moving the security code entry box to the front entrance of the community center.
 - f. Installation of new light fixtures in the community center has been completed which has greatly enhanced the lighting.

- g. Flint Energy will install two additional street lights outside the gym in 2-4 weeks.
- h. Gym repairs – parts were ordered to repair the elliptical machine at a cost of \$500.
- i. Tivoli Gate has been repaired.
- j. Wallpaper/painting in the club house – this project has been put on hold due to other higher priority expenditures and results of the infrastructure report.

5. Communications:

- a. There will be a meeting of the Neighborhood Watch to brief 911 calls from last year and Centerville crime activity. The meeting is Tues, Mar 3 and all residents are invited. It is in the clubhouse at 7:00 pm.
- b. Tennis courts: We continue to have problems with people playing volleyball on the tennis courts. We have banned this activity. Centerville police will be called if this continues to occur. This activity is damaging to our courts.
- c. Loose dogs: Problems have been reported by residents concerning loose dogs. There is a lot of walking, running, and bicycling in our neighborhood and for the safety of these individuals, the covenants prohibit nuisance dogs.
- d. Adjustment to gate closing operations: **Due to the number of cars which tag thru the gates behind residents, we are going to adjust the gate closing to accommodate only one car at a time.** This change will be implemented on April 15. The Association will not be held responsible for cars which fail to activate the opening device and tail gate behind other cars. This will be discussed at the neighborhood meeting, and a notice will be posted at the gates.

6. Unfinished business:

- a. Gunn Road fence repairs. We are still working to get quotes for repair/replacement and still need to resolve property ownership of the fence area.
- b. Autumn Trace fountain – getting proposals for replacement effort.
- c. Club house furniture. Still working this issue.
- d. Georgia Homeowner's Association – there does not appear to be any real benefit that would offset the cost of joining. Doing further review.
- e. Reserve Study Committee – Michelle to get a proposal for an independent assessment of the condition of our common facilities.
- f. Illegal entry into Eagle Harbor – complaints are being forwarded to the City of Centerville since this property does not belong to the Association.
- g. Covenant violation request for Eagle Harbor - Several residents have complained about covenant violations in Eagle Harbor. These are being investigated.
- h. Warner Robins School Swim Team Request – A local swim team organization has requested the use of our swimming complex from 7:30 am to 8:45 am from Jun 1 to Jul 31. The proposal is still under review and would be open to residents and non-residents from age 6 and up.

7. Treasurer's Report: Total cash on hand of \$418,795. Delinquent fees total approximately \$200,000 from various property owners. A total of 160 late letters have been mailed, and we are restricting facility use for those individuals.

Meeting adjourned at 9:30.

Submitted by: Rita Blair, Secretary

Next Board of Director's meeting will be Monday, Mar 9 at 6:30 in the clubhouse.