

EAGLE SPRINGS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES

June 7, 2011

1. Call to order. The meeting was called to order at 6:00 p.m. Board members present: Elbert Slappy (via phone), Richard Beladino, Steve Engle, Diana Cory, David Bumpus, Sue Edwards, and Ed Armijo. The May minutes were voted on and approved.
2. Treasurer's Report. David Bumpus gave the report. 60 homeowners have been sent to our attorney for nonpayment of assessments and placement of liens. All delinquent homeowners will be blocked from using any of the community facilities.
3. Maintenance Report and Property Manager's Report. Gary Brewer, Eagle Springs property manager, provided a written report. The pool area (i.e. the siding, overhead areas, concrete) has been pressure washed.
4. Gym/Pool Facility Report. The pool has been open now for several weeks and it is apparent that a police presence is needed during the weekends to help ensure that only residents use the facility and there are no issues with behavior. The Board voted on, and approved, the use of officers on Saturdays and Sundays. The cleaning contract has been awarded to Jani King cleaning company. They started on the 1st of June and are doing an initial deep cleaning to get all facilities up to a manageable and working standard.
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. They hope to have it completed in a month or two.
 - b. Neighborhood Watch. Ed Armijo said the tour of the 911 facility was a success. The National Night Out evening is planned for August 2, 2011 .
 - c. The goose population is still being addressed. The contractor has removed some geese. This will be an ongoing effort through the summer.

- d. Covenants. Covenants and violations are being addressed by the ACC. The directors discussed some of the current violations and got a status update.

6. New Business.

- a. Changing attorney. The Board voted on, and approved, the changing of the attorney.
- b. Property Management companies. The Board is entertaining the idea of employing a property management company to assist in maintaining the entire subdivision. This company would be able to manage the entire facility, including the pool and accounting. Bids are currently being accepted.
- c. Landscaping. The large tree at the front entrance has been taken down. A new one will be put in its place this fall. Due to the current drought conditions, water usage will continue to be monitored. The sprinkler system is doing the best it can to maintain the common properties..
- d. The Association has received the key to the control box on Gunn Road from the City of Centerville. The landscaping along Gunn Road is now being watered.
- e. The Board will be taking bids to paint the community center. Closing date for the bids is June 30, 2011. The contract will be awarded at the next board meeting.
- f. Front office hours. The Board is asking that the Property Manager have set hours in which residents will always be able to call, or come into, the office for information. The Property Manager will be getting those hours for us to post on the website. Due to the fact that property management is not only an “in office” position, the hours will be set so that the “out of office” duties may be taken care of as well.

7. Meeting closing. Motioned, seconded and approved at 7:35 p.m.