

EAGLE SPRINGS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES

May 3, 2011

1. Call to order. Steven Engle called the meeting to order at 6:00 p.m. Board members present: Richard Beladino (via phone), Steve Engle, Diana Cory, David Bumpus, Sue Edwards, and Ed Armijo. The April 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 passed the inspection and is scheduled to be open on May 21st. The current cleaning company for the community has been given their termination notice as of May 2. Bids have been received and the decision will be made quickly so that the new company may begin cleaning June 1.
5. Old Business.
 - a. AAC/AACC status. Gary Belconis has been voted to chair the AACC. The AACC is working diligently to put together a standard operating procedure (SOP) for all issues dealing with covenants and approvals. After this has been put together, the AACC will then meet with all active ACC members to explain the SOP and answer any questions, give an training that may be needed.
 - b. Neighborhood Watch. Ed Armijo discussed the plans to host an event during the National Night Out. Neighborhood Watch is also planning a tour of the 911 Facility.
 - 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. Insurance for rental facilities. A waiver has been created and given approval from both the insurance company and association attorney to relinquish any Association liability for the rental facilities should an incident involving alcohol occur. The waiver will be included in all rental contracts henceforth.
- b. Landscaping. The palm trees in the pool facility are nearing their life expectancy. All palm trees will be removed soon.
- c. Pond and fence safety. Several incidents involving individuals swimming in the front ponds of the subdivision occurred over the weekend. The authorities were called and the individuals were asked to leave. Following these events, the Association has decided to look into placing signs at all 3 entrances of the subdivision stating that swimming is prohibited in the ponds, along with a few other safety and/or covenant rules. It is hoped that the signs around the ponds can then be removed and there would just be the 3 signs to give notice.
- d. The Association is in the process of talking to the City of Centerville to get a key for the sprinkler controls for the Gunn Road area. These controls were boxed in when the City placed a fence around the lift station.
- e. A letter is being sent to the City of Centerville formally requesting a traffic study for the Thomson Gate/Village Walk/Arbor Lane intersection in hopes that additional stop signs will be put up.

7. Homeowners' comments. An individual brought to the Board's attention the issue of the cul-de-sac on Village Walk, by the Thomson Gate, needing repair. Something is going to be done to permanently fix the issue of vehicles damaging the grass area of that cul-de-sac, which is the responsibility of the Association.

8. Meeting closing. Motioned, seconded and approved at 6:55 p.m.