

EAGLE SPRINGS BOARD MEETING MINUTES

Monday, June 21, 2010

1. Call to order: President Richard Beladino called the meeting to order at 5:30 pm.
 - a. The following Board members were present: Richard Beladino, Keith Dammann, David Bumpus, Bunker Chipps, and Rita Blair, Property/Maintenance Manager (P/M M) Patrick Malloy was also in attendance. Board Members Ed Armijo and Doug Bauer were unable to attend. The following residents were in attendance: David Hodes, Rafael Cotto, Rita Pope, Gwen Giles, Clay Peacock, Robert Bump, and Grace McMillan.
 - b. Motion was made, seconded and approved to accept the minutes of the May 4, 2010 meeting. Minutes will be posted to the web site.
 - c. Board Membership Changes: Janet Spivey has resigned as the Association secretary. Rita Blair has agreed to complete her term, and was appointed in accordance with the Association covenants. Glenn Gentle has also resigned and David Bumpus was appointed to complete his term.
2. Pool Report – Eleven umbrellas have been purchased for the pool area. This action was approved verbally, and a formal motion was made, seconded and approved to fund this purchase in the amount of \$1,002.
3. ACC Report – Ed Armijo was out of town on business and could not attend. He submitted the following report: The Orchard elected their ACC members and became official July 1, 2010. On July 20th the Village will be electing their ACC Committee members.
4. Property Manager Report & Requests –
 - a. Our PM/M, Patrick Malloy is resigning effective Jul 6, 2010. Patrick has accepted another job which will further his career goals. We certainly wish him well, and appreciate all the hard work he has done in Eagle Springs and in running the office in such a professional manner. Patrick will continue to work part-time on our maintenance and pool issues.
 - b. The interim PM will be Patrick's wife, Sandra Malloy, who will function as the PM pending the hire of a new property manager. The office will be open Tuesday-Friday from 12:00 – 5:00 pm under this arrangement. Through Patrick, Mrs. Malloy has knowledge of the operation of the office, and we hope that the office can be supported in this manner until permanent fill action can be taken. Motion was made, seconded and approved to hire Sandra as our interim PM.
 - c. Fitness Facility- the new elliptical machine, treadmill, and recumbent bicycle are in place at a cost of \$6,425. Monies in the amount of \$9,000 were approved, so the excess amount will be returned to our gym account.
 - d. The PM/M was able to replace the fountain light at a minimal cost of \$20, and the rewiring effort was accomplished in-house.
 - e. Grove Pointe entrance gate. The person who damaged the outgoing gate was apprehended, and his insurance has agreed to pay for replacement of the outgoing gate and repair of the motor. By telephone, a motion was made, seconded and approved to spend an additional \$2,800 to replace the inbound gate so that the gates would match.
 - f. Dumping off Eagle Springs Drive – this continues to be a problem. Please be a good neighbor and call 911 if you see this happening.
 - g. Thomson Road Fence – Discussion about repairing the fence is ongoing and should be settled soon.
 - h. Pool Issues – Motor - the pool motor broke and a replacement motor was installed by the PM/M and Walter Jones. The board will need to vote on funding for repair of the broken motor and a new impeller.
 - i. Disturbances – the police responded twice to problems in the neighborhood – once for kids swimming in the pond, and once where a resident was involved in a heated discussion with another resident.
 - j. The overhang between pool and club house is in desperate need of repair and is presently a safety hazard. Motion was made, seconded and approved to fund a maximum of \$3,600 for this repair.
 - k. The sprinkler system located on Thomson Road at the back entry was destroyed when the road was widened. We are in the process of rebuilding the system at a cost of \$2200. Houston County

has agreed to reimburse us after the system is replaced. Motion was made, seconded and approved to spend \$2,200 for irrigation along Thomson Road on the landscape buffer.

I. Windows around the Eagle's Nest need to be replaced. This will be 2011 action item.

5, Treasurer's Report – Our Treasurer, Keith Dammann, has sold his house in Tivoli and is resigning effective Jun 30, 2010. These duties will be assumed by Board Member Doug Bauer with assistance from Board Member David Bumpus. The Association has \$351,429 on hand. Our projected spend is on target. There are 37 homeowners who have unpaid fees. The names have been provided to our attorney, and lien letters will go out this week. We are in the process of doing the mid-year adjustment to the budget to ensure that our expenditures and income stay on track.

6. Meetings – The Board does not plan to have a regular meeting July due to vacations, etc. Plans are in work to try to schedule a membership meeting in September. Our annual meeting will be Monday, Dec 6 and will be a business meeting and buffet dinner.

7. Old Business: We have purchased additional plants for the community center, but are analyzing the best placement to control parking and accommodate catered events. Plants will be held and installed in October when the planting season is more acceptable.

8. Landscaping Committee: This committee is in the process of being formed

9. Meeting with Builders – Some discussion was held on the enforcement of the covenants with regard to collection of builder assessment fees on vacant lots. We need to look at a myriad of issues to determine how to proceed, and to ensure that Eagle Springs remains a viable place for new home construction to occur. We also need to meet our revenue requirements. Dialogue is still on-going with a final decision between the two parties due shortly.

Meeting adjourned at 7:30 p.m.

Submitted by: Rita Blair, Secretary