

EAGLE SPRINGS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES

November 1, 2011

1. **Call to order.** The meeting was called to order at 6:00 p.m. Board members present included: Richard Beladino, Steve Engle, David Bumpus, Sue Edwards and Elbert Slappy, Jr. Ed Armijo arrived late after the Treasurer's Report was given. Bill King was also in attendance.
 - a. A motion was made by David Bumpus, seconded by Sue Edwards and carried unanimously to approve the minutes of October 4, 2011 as submitted.

2. **Treasurer's Report.** David Bumpus provided a written Treasure's Report covering all cash balances and year-to-date payments. As of October 31, 2011, total cash balances come to \$356,284. Operating expenses for November and December are estimated at \$101,967, leaving an estimated cash balance at the end of the fiscal year (after pool reserves of \$150,000) at \$104,317. There are currently 47 delinquent accounts totaling \$52,549.
 - a. A motion was made by David Bumpus, seconded by Steve Engle and carried unanimously to increase the pool reserve to \$150,000 provided the cash balance at the end of November is greater than \$175,000.

3. **Maintenance Report and Property Manager's Report.** In his absence, Eagle Springs Property Manager Gary Brewer provided a written report.
 - a. At the urging of Richard Beladino and Rita Pope (ACC members), Centerville's Code Enforcement Officer has now begun citing vacant lot owners for not mowing their lots. Many of these lots are now being mowed in compliance with City Codes and neighborhood covenants.
 - b. It was determined that the chandeliers in the Community Center needed to be replaced. The Board asked Bill King to have Gary Brewer obtain cost estimates on replacing all the chandeliers in the Community Center.
 - c. A motion was made by David Bumpus, seconded by Steve Engle and carried unanimously to pay Impulse Electric \$590.00 for electrical repairs around the pool.
 - d. A motion was made by Steve Engle, seconded by David Bumpus to pay Roy Willett \$167.00 to repair bathroom plumbing at the pool.

- e. A motion was made by Sue Edwards, seconded by David Bumpus and carried unanimously to pay S&D Construction \$700.00 to install a second interior door in the small conference room of the Club House. This will enable the small conference room to be utilized by a second group should the Club House already be leased.
- f. A motion was made by Richard Beladino, seconded by Sue Edwards and carried unanimously to authorize up to \$500.00 to light the pool tower and adorn it with a Christmas wreath.
- g. Bids solicited to repair exterior siding on portions of the Office and Eagle's nest, as well as bids to repair fencing at Eagle Harbor were forwarded to Bill King for his evaluation. The Board suggested that such bids first be reviewed by King Management prior to coming to the Board for approval. Mr. King will organize the bids and forward his recommendation to the Board of Directors by the end of the month. Steve Engle asked that Mr. King also get a quote on cleaning of the vinyl fence along Waterland Way.
- h. The Board then asked Bill King to also check into complaints about Jani-King's current maintenance crew.
- i. Sue Edwards indicated that the fence between Autumn Trace and Tivoli is in disrepair. She asked Bill King to check on who owns the fence and see if the Board can help coordinate the repair.
- j. Richard Beladino indicated that ABE has planted the fall pansies. The pine straw and other tree and shrub replacements will be planted in the next two weeks.

4. Old Business.

- a. Ed Armijo indicated that there is still some confusion as to who is responsible for responding to covenant violations – the ACCs or King Management. He asked that the process be clarified so violations don't go unaddressed. Richard Beladino indicated that AACC Chairman Gary Belconis was clarifying the process and developing covenant violation forms for use by each ACC. His work should be completed early next year.
- b. Sue Edwards and Ed Armijo asked that the duties and responsibilities of the newly formed Landscaping Committee be put in writing. They wanted to make sure that future members of the Committee understand that their work is only advisory in nature. Richard Beladino indicated he would present written duties and responsibilities to the 2012 Board.
- c. Ed Armijo indicated that Neighborhood Watch has not reported any serious crime issues in the neighborhood.

5. New Business.

- a. Motion by Steve Engle, second by David Bumpus to approve the following candidates for the 2012 Eagle Springs Board of Directors: Ed Armijo, Richard Beladino, Sue Edwards, Steve Engle, Jarrett Brown, Amy Russell and Daniel Tate. The motion passed with one abstention.
- b. The Elections Committee consisting of Jackie Peacock, Holly Mills and Ruby Lucas will have the ballots mailed out by November 4, 2011. Ballots will be due back by 5:00 p.m. Friday, November 18, 2011. Election results will be tallied by November 25, 2011 and announced at the Annual Meeting at 7:00 p.m. Monday, December 5, 2011.
- c. Richard Beladino reminded Board members that there will be no Board of Directors meeting on December 6, 2011. He encouraged all members to attend the Annual Meeting instead.
- d. Sue Edwards indicated that she would contact Julius Crumpton about the Association accepting title to a portion of his property in order to improve the entrance to The Orchard's subdivision. The current entrance is unlighted and not sprinklered. These improvements would be installed and maintained by the Association.

6. Homeowners Comments.

There were no homeowner comments.

- 7. Meeting closing.** There being no further business, the meeting was adjourned at 7:35 p.m.