

EAGLE SPRINGS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES

October 4, 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, and Sue Edwards. Ed Armijo and Elbert Slappy, Jr. were absent. Bill King and Gary Brewer were also present.

- a. A motion was made by Richard Beladino, seconded by David Bumpus and carried unanimously to approve the minutes of September 6, 2011 as submitted.
- b. Richard Beladino introduced Bill King, President of King Management. Mr. King's firm took over day-to-day operations of Eagle Springs October 1st.

2. Treasurer's Report.

- a. David Bumpus provided a written Treasure's Report covering all cash balances and year-to-date payments. As of September 12, 2011, total cash balances come to \$408,670. Operating expenses totaled \$335,947 year-to-date. Estimated cash balance at the end of the fiscal year (after pool and loan payment reserves) is \$107,000. There are currently 47 delinquent accounts totaling \$52,799. Attorney Tom Hall has begun filing Summons on these delinquent accounts to appear in Magistrate Court.
- b. An additional load payment of \$25,000 has been made and the loan was refinanced at a lower interest rate. The loan balance is now \$136,000 and payoff will be in three years and nine months.
- c. A brief discussion occurred as to why the rental income for the Community Center was down almost \$20,000 compared to last year. Gary Brewer indicated that we have not had the number of business reservations that we had in 2010. It was suggested that the increase in motel conference centers, and the recession, may be affecting our rental income. Sue Edwards indicated she would compare rental rates for comparable properties in the coming months.

3. Maintenance Report and Property Manager's Report.

Eagle Springs Property Manager Gary Brewer provided a written report on his activities during September.

- a. General repair work included: cleaning the lagoon, painting the office, framing the mural in the Community Center, repairing the air conditioners in Community Center and Clubhouse, pressure washing the Gym entrance, repairing street signs, repairing all subdivision gates (except Eagle Harbor which is waiting on a back-ordered part) and other minor maintenance.
- b. The Board authorized Gary Brewer to get quotes to replace the rotted wood on the Eagle's Nest and repaint that portion of the building. The cost is estimated to be \$1,500 to \$2,000 dollars.
- c. A revised list of properties in general disrepair was presented. Property owners are being contacted to correct the problems identified.
- d. A motion was made by Sue Edwards, seconded by David Bumpus and carried unanimously to approve up to \$500 for the framing of the mural located in the Community Center's Card Room.

4. Old Business.

There was no ACC Report or Neighborhood Watch Report.

5. New Business.

- a. Richard Beladino reported that the Nominating Committee has heard from three current Board Members who plan to run for the 2012 Board of Directors. They are Sue Edwards, Steve Engle and Ed Armijo, Jr. Mr. Beladino indicated that several other residents are also considering running for the Board, but have not yet submitted their names for consideration. Nominees have until October 27th to submit their name along with short paragraph outlining their qualifications.
- b. Steve Engle that Ann Able is helping to develop an e-mail list for an electronic newsletter. An article in October's Newsletter shows residents how to sign up for eNews. Ms. Able indicated that she has already had some response from residents.
- c. Motion by Steve Engle, second by Sue Edwards and carried unanimously to authorize the ABE Group to replace numerous plants lost during the summer drought at a cost \$3,525.
- d. Motion by Richard Beladino, second by David Bumpus and carried unanimously to authorize the ABE Group to replace all pine straw throughout Eagle Springs common property at a cost of \$7,500.

- e. Motion by Richard Beladino, second by Steve Engle and carried unanimously to authorize the ABE Group to install fall pansies at each subdivision's entrance in a "broad stroke" color scheme at a cost of \$3,500.
 - f. Motion by Richard Beladino, second by David Bumpus and carried unanimously to authorize the creation of a Landscaping Committee to provide technical guidance to King Management and the Board for the placement of flowers and shrubs in 2012. Richard Beladino and Sue Edwards indicated they would serve on the committee and would contact Master Gardner's Dee HENCELEY and Mary Alice Caskey to see if they have an interest in serving as well. Ms. Edwards indicated she would serve until such time as two Master Gardner's agreed to serve.
6. **Homeowners Comments.**
- a. Rita Pope inquired if there were term limits for Board Members. Richard Beladino responded that Board Members serve a one year term, but may run for re-election as many times as they wish. The By-Laws do not place limits on the number of times an individual can run. She also again inquired about the status of the gate at the end of Blossom Lane. Steve Engle reiterated that the Board has declined to litigate this case given the \$10,000 to \$15,000 in legal fees required to prosecute the case. The Board is reviewing other informal options to resolve this issue.
7. **Meeting closing.**
- There being no further business, the meeting was adjourned at 7:30 p.m.