

EAGLE SPRINGS BOARD MEETING MINUTES

January 27, 2009

1. Call to order: President Richard Beladino called the meeting to order at 6:30 pm.
 - a. The following Board members were present: Richard Beladino, Keith Dammann, Michelle Denney, Glenn Gentle, Sherry Morrone, and Rita Blair. Board Member Ed Armijo was absent. Property/Maintenance Manager Patrick Malloy was present in addition to the following residents: Frank Stephens, Rita Pope, Clay Peacock, and Bill Waddell.
 - b. Motion was made, seconded and approved to accept the minutes of the Jan 7, 2009 meeting. These minutes had previously been reviewed and approved electronically so that publication could be made more quickly on our web site.
 - c. BoD determined to place the agenda for the forthcoming meeting on the web site for review by residents who may want to attend.
2. Treasurer's Report:
 - a. Total cash on hand is \$184,096. Our monthly bills run about \$35,000.
 - b. Gate account: The need to establish a separate funding account for the gates was discussed at the May 29, 2008 Neighborhood Meeting, at the Aug 26 Board Meeting, in the Association newsletter dated Oct 2008, and at the Oct 16 membership meeting. Despite the covenant requirement, no Board ever separated the gate fees from the general fund. In October 2008 a separate account was established. We are working on a transition plan for funding the gate account, and have moved some monies into the gate account. Once the details of funding the have been worked out, we will provide that information to the residents.
3. Pool Report: We have had numerous issues with the pool this month requiring additional expenditures over and above those approved (\$15,235) at the last meeting. A construction worker fell thru the slide stairs due to disintegrating angle iron. Motion was made, seconded and approved in the amount of \$1,800 to reinforce slide stairs. Inspection of the pool filters revealed that they need some repair work. Motion was made, seconded, and approved to fund for these repairs in the amount of \$600. By law, we must install anti-entrapment covers at a cost of \$600 and expenses for a diver to install them in an amount NTE \$300. Motion was made, seconded, and approved. Purchase of a pool vacuum is on hold at this time.
4. Landscaping Report: Concern was expressed about the deteriorating condition of the grass in some areas. We have a problem now in that the irrigation well is down due to wear and age. Motion was made, seconded, and approved to accomplish repairs in the amount of \$645. The deep well is also broken due to the same conditions. Motion was made, seconded, and approved to accomplish repairs in the amount of \$6,463.
5. Maintenance Work:
 - a. Emergency 911 phones have been installed in the gym and clubhouse. Due to the way these were set up, our telephone bill has been reduced by \$50 monthly.
 - b. Cameras for gym and clubhouse. Patrick is working to place cameras in the fitness center and clubhouse, with a possible expansion to the pool at a later date.
6. Contracts:
 - a. The cleaning contract has been modified to provide floor buffing every 2 weeks or as needed. The modification was negotiated at no increase in price.
 - b. Carpet cleaning will be accomplished on demand for \$450 per cleaning.
7. Communications Committee Report:
 - a. A group of residents has approached the Property/Maintenance Manager (P/M Manager) about circulating a petition to remove the gates.
 - b. The Association also received a letter from a resident regarding the fact that Eagle Springs is not a truly gated community. A response is being provided to the resident regarding

the fact that the Eagle Springs Homeowners' Association does not own all the common area which would require fencing. That is one of the issues the Board is trying to resolve.

8. Unfinished business:

a. Thomson Road fence. There is an area of fence on Vanguard Road which is down. This fence does not belong to the Association. It is the property of the builder, who has been contacted. The P/M Manager will investigate the possibility of placing a chain across the opening.

b. Solution to the problem of illegal entry into Eagle Harbor from property adjacent to Eagle Springs. This property does not presently belong to the Association, although we are investigating the possibility of gaining ownership.

9. New business:

a. 2009 pool schedule: The pool will open with limited lifeguards on May 1 (no waterslide). The waterslide will open after we achieve full staff on May 25 (Memorial Day). We will operate with full staff until Sep 7 (Labor Day), and then go to limited staff (no waterslide) until the end of September. This is the schedule that was in place in 2008.

b. Picture IDs for pool access. We are still researching the feasibility of this initiative.

c. Office and Club House wall repairs: We have some wood that needs to be replaced due to aging. Motion was made, seconded, and approved to repair the club house walls in an amount NTE \$1,000. A motion for repairs to the office wall was made, seconded, and approved in the amount of \$1,600.

d. Autumn Trace Fountain. The fountain has been repaired, but the structure itself is deteriorating. We are soliciting prices for a new fountain which will be part of the 2010 budget request.

e. Community Center rental and deposit fees were discussed. The rental for residents was reduced from \$300 to \$250.

f. Gunn Road Fence. There are still ownership issues with this fence which are under research.

Meeting adjourned at 9:20.

Submitted by: Rita Blair, Secretary

Next Board of Director's meeting will be Monday, Feb 9 at 6:30.