

EAGLE SPRINGS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS  
MEETING MINUTES

September 6, 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 Ed Armijo. Elbert Slappy, Jr. was absent. Richard Beladino asked Steve Engle to chair the meeting because he had laryngitis.
  - a. A motion was made by Sue Edwards, seconded by David Bumpus and carried unanimously to approve the minutes of August 2, 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 August 8, 2011, total cash balances come to \$459,561. Operating expenses totaled \$277,281 year-to-date. Estimated cash balance at the end of the fiscal year (after pool and loan payment reserves) is \$105,408. There are currently 49 delinquent accounts totaling \$63,004. Attorney Tom Hall will be scheduling court appearances in Magistrate Court in late September and early October.
3. **Maintenance Report and Property Manager's Report.** In his absence, Eagle Springs Property Manager Gary Brewer provided a written report.
  - a. ACCs have been provided a list of properties in general disrepair. These homeowners will be contacted this month to correct the problems identified. A list of bank foreclosures needing property maintenance has not been provided to the ACCs, but will be during the month of September. The ACCs will notify the respective banks to make the appropriate repairs and maintenance or the Association will perform the work and lien the properties.
  - b. A light has been installed to illuminate the flag at the community buildings.
  - c. Garbage pick-up at the community buildings dumpster has been increased to twice weekly. It was determined that the dumpster cannot be moved back behind the tennis courts because the garbage truck cannot make the sharp turn in the parking lot.
  - d. The City of Centerville has completed its traffic study at the intersection of Village Walk and Arbor Lane. A three-way stop will be installed there in mid-September.
  - e. Road improvements on Village Walk have been completed.

**4. Gym/Pool Facility Report.**

- a. Repairs to the gym soffit and fascia have been completed.
- b. The new signs containing the updated pool rules have been installed.
- c. A number of general pool repairs were completed by Gary Brewer last month.
- d. After general discussion by the Board Members, it was decided that the pool will remain closed, rather than extending its operations through the end of September. Past Board policy has been to operate the pool from Memorial Day weekend through Labor Day weekend.

**5. Old Business.**

- a. Ed Armijo indicated that there have been several resignations on the various ACCs in Eagle Springs. ACC membership should consist of three members, but many ACCs currently only have one member. A review of the By-Laws indicates that ACC members do not have to be property owners in a particular subdivision. ACC members do, however, have to be appointed by the property owners of each subdivision. Steve Engle suggested that it might be good to have members from other Eagle Springs ACCs fill these vacancies and have the membership vote on a slate of ACC candidates in November in conjunction with the election of Board Members. This concept will be included in the next newsletter, along with a call for additional residents to serve on ACCs.
- b. There was no Neighborhood Watch report.

**6. New Business.**

- a. Motion by Steve Engle, second by Sue Edwards and carried unanimously to make an extra loan payment of \$25,000 this month given the \$22,000 in tax savings the Board incurred by changing its filing status with the IRS.
- b. Motion by Richard Beladino, second by David Bumpus to appoint Richard Beladino, Amy Russell and David Goodman to the 2012 Nominating Committee. The Nominating Committee will provide a list of nominees qualified and willing to serve on the Board of Directors by October 27, 2011. In addition, a short but meaningful paragraph on the nominee's qualifications will be provided and mailed out with the ballots. Election Committee members will be selected at the Board meeting in October.
- c. Steve Engle discussed the possibility of establishing an email listing of all Eagle Springs residents which could be used to disseminate information to homeowners. The Board had previously received an offer from Anne Able to help with the development of an email list. David Bumpus suggested that using email, rather than "snail mail" to distribute ballots would be more efficient and a cost savings to the Association. The Board will look into whether the Association's By-Laws would have to be amended to make this change in the election process.

- d. David Bumpus indicated that the Newsletter would be distributed next month and that any articles to be included in the Newsletter needed to be submitted to him in the next few weeks.
- e. Sue Edwards suggested that the Association begin thinking about Christmas decorations for the Community Center and Clubhouse. In years past, a tree has been placed in each facility. She also suggested lighting the tower. Richard Beladino indicated he would ask Gary Brewer if he could assist with installing the lights and decorating the trees.

**7. Homeowners Comments.**

- a. Rita Pope asked about the status of removing the Gate on Blossom Lane. Steve Engle indicated that the Association's previous attorney declined to prosecute the case. Our current attorney has a conflict of interest, having represented one of the parties previously. Consequently, the Board sought outside legal counsel who wanted \$10,000 to \$15,000 to prosecute the case in Superior Court. The Board decided that the Association's money could be better spent elsewhere. It is reviewing other options to resolve the issue.
- b. Anne Able asked what could be done about a foreclosed property in Eagle Harbor whose grass is over knee high. Ed Armijo is to have the ACC contact the bank or property management company and require them to mow the grass. If the bank/property management company fails to have the grass mowed and bagged, then the Association will perform the work and place a lien the property

- 8. Meeting closing.** There being no further business, the meeting was adjourned at 7:40 p.m.