

EAGLE SPRINGS BOARD MEETING MINUTES

Tuesday, Mar 24, 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, Glenn Gentle, Ed Armijo, and Rita Blair. Property/Maintenance Manager (P/M M) Patrick Malloy was also present in addition to resident Clay Peacock.
 - b. Motion was made, seconded, and approved to accept the minutes of the February 24, 2009 meeting. These minutes had previously been reviewed and approved electronically, so that publication could be made to our web site.
 - c. The ES Newsletter was mailed on Wed, Mar 18. Membership meeting will be at 7:00 p.m, Tuesday, Mar 31.

2. Property/Maintenance Manager Report:
 - a. Pool – Weather permitting, the concrete work around the pool and the work remaining on the water slide stairs will be completed by Friday, Mar 27. The electrical work to install the new lights will be completed Thursday, Mar 26. The light poles at the pool were repainted courtesy of Holly Mills and Rita Blair. The tops have been repainted waiting for the electrical work to be completed.
 - b. The additional street lights outside the gym will be installed by Flint in the near future.
 - c. The panic bar installation on the community center has been completed. The security pad will be relocated next week.
 - d. Gym: Camera installation will be completed inside and outside the gym next week. Motions were made, seconded, and approved to purchase an additional elliptical machine in the amount of \$3,923.50, and a new TV not to exceed \$750.
 - e. Autumn Trace fountain. Voted on the fountain to be installed. Motion was made, seconded and approved in an amount of not to exceed \$2,000 which includes removal of the old fountain, preparatory work and installation of the new fountain.
 - f. Playground area: Installation of perimeter pipe and sand was discussed. Motion was made, seconded and approved to fund this effort in the amount of \$1,000.
 - g. Garden Club: A suggestion regarding establishing a Yard of the Month award will be referred to the Garden Club.
 - h. Club House Theater Room: The ceiling collapsed in the theater room, so it is closed indefinitely until we can determine how to fix the problem and budget for the repairs.

3. Covenant Issues: Our P/M M is receiving a number of complaints about yards which need some loving care. This is the time of the year that the condition of yards becomes an issue. The covenants state that the owners and occupants have duty of maintenance to include prompt removal of all litter, lawn mowing, pruning, weeding, watering, etc. In accordance with the covenants, if any owner or occupant has failed in these duties, the Architectural Control Committee may give such person written notice of such failure and such person must, within ten days after receiving such notice, perform the care and maintenance required. Ultimately and with proper notification, the ACC has the right to enter onto the premises and perform such care and maintenance. This is not something that our Board has funded for, and recoupment of such expenses would incur the additional cost of liening the property in question. Board Member Ed Armijo has volunteered to try to work these issues to a successful conclusion either by discussions with the owner/occupant, or through filing complaints with the City of Centerville. We hope to avoid the expense of hiring someone to do the yard work and the legal activity

associated therewith. If you have an issue which falls under the jurisdiction of the ACC in your neighborhood, please provide the information to our P/M M and he will get the information to the proper individuals. Please help us keep our neighborhood attractive.

4. Tennis Courts: Due to misuse of the tennis courts, we are forced to lock the gate. This action will take place on April 1. See the P/M M, Rafael Cotto, or Glenn Gentle for information on how to enter the courts. Resurfacing the courts was discussed, but the courts would have to be closed for two weeks during the tennis season. This subject will be revisited later in the year.

5. Treasurer's Report: Total cash on hand of \$467,503. Delinquent fees total approximately \$120,000 from various homeowners and commercial property owners. After Mar 31, these properties will be liened.

6. Infrastructure Study: Following are the proposed assignments for this study:

Pool	Glenn Gentle, Keith Dammann, and Patrick Malloy
Community Center	Sherry Marrone, Michelle Denney, and Patrick Malloy
Clubhouse	Richard Beladino, Ed Armijo, and Patrick Malloy
Gym	Keith Dammann
Tennis Courts	Rafael Cotto, Glenn Gentle
Landscaping	A.B.E. Landscaping, Rita Blair, Michelle Denney, and Richard Beladino

7. The remainder of the time was spent on a dry-run of the Membership meeting.

ITEMS OF INTEREST:

- Don't forget that the timing on the gates will be changed effective Apr 15 to allow entry by ONLY ONE CAR at a time – no tailgating. The Association will not be responsible for cars which fail to activate the opening device and tailgate behind other cars.

- Centerville Spring Cleanup Day is Apr 18. This would be a great time to clean out your garage and cleanup your yard. Garbage trucks will run throughout the day to pick up trash.

Meeting adjourned at 8:40 p.m.

Submitted by: Rita Blair, Secretary

Next Board of Director's meeting will be Monday, Apr 13 at 6:30 in the clubhouse.