

EAGLE SPRINGS BOARD MEETING MINUTES

January 7, 2010

1. Call to order. Richard Beladino called the meeting to order at 6:00 pm. All board members were present: Richard Beladino, Douglas Bauer, Keith E. Dammann, W.W. Chipps, Janet Spivey, Ed Armijo, and Marvin Gentle.
2. Election of officers. First order of business was election of officers. Janet Spivey was nominated, seconded and approved for position of Secretary. Keith Dammann was nominated, seconded and approved for position of treasurer. Doug Bauer was nominated, seconded and approved for position of Assistant Treasurer. W.W. "Bunker" Chipps was nominated, seconded and approved for position of Vice President. Richard Beladino was nominated, seconded and approved for position of President.
3. Advisory Council. Raphael Cotto spoke for the Advisory Council. He requested board members read the 5 year plan the Advisory Council updates each year. The current issue will be updated in August. It lists major accomplishments and priorities. Advisory Council is available to assist, advise and provide feedback to the Board. The board makes decisions on priorities. The majority of the association money is committed each year leaving only a small percentage to be spent by the board. Mr. Cotto suggested additional community activities sanctioned by the board. The Advisory Council also provided board members from the bylaws Officers Duties and Responsibilities which lists the duties of each officer. Also provided additional recommendations for each officer and comments on community activities coordinator, marketing coordinator, and swimming pool, exercise facility, tennis courts and playground coordinator.
4. Signatories and Reserve Account. In order to change current check signatories, a resolution was presented that the following be authorized to sign checks for the Eagle Springs Association, Inc.: Keith E. Dammann, Douglas J. Bauer, Janet L. Spivey, Richard B. Beladino, and W. W. Chipps. The resolution was seconded and passed. The treasurer presented to the board for discussion the use of \$5,000 from the 2009 money to open the

reserve account for the swimming pool. There is over \$12,000 of the 2009 money available. Alternative uses of the \$5,000 was discussed and if there were any immediate expenditures necessary. Also, there was a question as to whether this would set a precedent for future boards. This is a one time action and does not set a precedent for future boards. Future boards would be able to decide what action to take in similar circumstances. The pool is a priority with upcoming repair beyond the money currently available. A resolution was presented for \$5,000 from the checking account to be placed in a pool reserve account. The resolution was seconded and passed.

5. Delinquencies. A resolution on discussions with delinquent property owners was presented by the President. Once a delinquent account is turned over to the attorney there should be no further discussion by any board member or the property manager with the home owner. Wording will reviewed and presented at a future board meeting.
6. 2010 Budget. The treasurer presented the 2010 budget. The income is projected to be \$640,000 with expenses of \$627,475.70. Keith went over the budget by line item and answered questions of the board members. A line item will be added to spray for the pecan trees. The expansion of the gym area will be added. The expansion will be a low cost item. A motion to accept the budget was presented and seconded. The budget was passed.
7. Old Business. The latest information on the Orchard Gate issue was presented at the annual meeting in December. The attorney's opinion is that the gate is illegally erected. A motion to proceed with our attorney preparing letters to all three parties involved on behalf of the board was presented. It was seconded, and passed. A board member/s will talk with the new homeowner prior to the receipt of the letter. Ed Armijo volunteered to chair the AACC committee. The neighborhood ACCs will stay in place. Ed will work on the committee and report back to the board. Ed presented the complaints he had received. Grass over the curb at one address has been taken care of. He received ACC questions at the annual meeting. He will activate the AACC and will reply back at that time.
8. New Business. Responsibility of the complaint letters will be turned over from Ed to the Secretary. Complaints will be printed out and brought to the board for discussion and resolution. A complaint from Jamestown Court was discussed involving a variation in the fence along the south of the property. It is in the process of being researched. It is complicated since it

involves multiple parties. Richard and Keith have been working on how to better rent the community center. They will present to the board at another meeting.

9. Ed Armijo stated the Neighborhood Watch meeting will be January 21st at 7 pm. There have been two recent break ins in Jamestown. One through the front door and the other a closed garage. Everyone is encouraged to attend the neighborhood watch meeting.

The meeting was adjourned.

Submitted by Janet L. Spivey, Secretary.