

EAGLE SPRINGS BOARD MEETING MINUTES

November 3, 2009

1. Call to order: President Richard Beladino called the meeting to order at 5:00 p.m.
 - a. The following Board members were present: Richard Beladino, Keith Dammann, Ed Armijo, Glenn Gentle, and Rita Blair, Property/Maintenance Manager (P/M M) Patrick Malloy was also in attendance.
 - b. Motion was made, seconded and approved to accept the minutes of the August 13, 2009 meeting. These minutes were previously reviewed and approved electronically, so that publication could be made more quickly on our web site.
2. Communications report from Ed Armijo:
 - a. An e-mail response was given to a resident regarding the voting process and procedures
 - b. Driving across common property – we are investigating the placement of posts to block access to illegal entry
 - c. Collapsing pond shoreline in Jamestown – This pond is the property of the developer, Charles McGlamry and the Association has no jurisdiction. Complaints should be referred to Mr. McGlamry.
 - d. Pecan tree issues – several people have been seen using poles to knock down pecans and have been parking on the street. If you see this type of activity, please call the Centerville police.
 - e. Tree spraying – web worms are common in this area and will not kill the trees. The Board has budgeted for tree spraying in the common areas in Mar/Apr and again in Jun/Jul. However, this spraying will not accomplish the desired result if the homeowners allow their trees to remain infested. The web worms will simply spread again. The individual who will do the spraying for us will spray homeowner trees for \$20 per tree while he is in the area, but you will have to arrange that with him personally while he is here. Payment is required in advance. Again, web worms will not kill the trees, and the spraying will not be successful if homeowners do not aggressively handle the problem on their own trees. Note: Web worms will migrate back to trees if you simply cut off the limbs and do not spray or otherwise kill the worms.
 - f. Newspaper holders should match the mailbox design.
 - g. Fishing in Eagle Harbor. Non-residents may only fish as guests from a resident's property, and are not allowed to fish from a boat in the pond except within the inviting resident's property boundary.
 - h. Courtesy – please be courteous to bike riders and walkers in the neighborhood. Walkers should use the sidewalks, and we encourage bicycle riders to wear a helmet and bike with traffic, not facing traffic. You should also stay as close to the side of the road as possible so that vehicular traffic is not restricted.
 - i. Gate question in The Orchard. We have asked for a legal opinion by Nov 12.
3. Thursday, Nov 12, Holiday Dinner – we hope everyone with bring a covered dish and participate in the holiday dinner on Thursday, Nov 12. The meeting will serve as an opportunity for us to introduce candidates for the 2010 Board of Directors, give them a chance to address their qualifications and why they want to serve on the Board, and provide a forum for the amendment vote on setting up a separate account for the pool restoration work.
4. 2010 Board Elections – ballots will be mailed out shortly, and the results will be announced at the meeting on Monday, December 7. In addition, the budget for 2010 will be presented for approval, and there will be a discussion of assessments.
5. Christmas Decorations – there will be no tree in the Clubhouse this year as a result of several requests from renters of the facility not to have a tree due to weddings and associated activities. We are budgeting for some additional decorations for the entrance to Eagle Springs and the different subdivisions.

6. Future Projects

- a. Patrick will get a quote on lighting for the pond and playground areas to enhance security.
- b. Installing a camera in the clubhouse/community center parking lot and at two additional entrances to enhance security.
- c. Getting a quote to replace plants which have died over the years.
- d. Planning to replace hinges on gates.
- e. Considering replacing the trellis that used to be at the entrance to Grove Point.
- f. Motion was made, seconded, and approved in the amount of \$1,800 to repair existing streets signs.
- g. Determined to place the following items in the 2010 budget: painting the clubhouse and the community center and replacing the pool furniture.

7. ACC Activity: Due to our inability to get volunteers to work on the ACC, we are going to reorganize this function into a different format which should be more effective and responsive. Keith Dammann is working on the details of the streamlined organization.

8. Landscaping: The fall flowers have been planted, and pine straw will be put down once all the leaves have fallen.

9. Financial Report: Richard and Keith have negotiated a agreement with a current builder on property assessments, and we expect this to be resolved amicably. Three lawsuits are pending waiting on a court date. We have won five lawsuits but have still not received payment. There are three foreclosures which are converting to bankruptcies. We have four properties which have been liened; but we cannot find the property owners to sue them.

10. Activities Committee: We would like to encourage the development of an Activities Committee for 2010, and welcome any presentation to the Board about possible community functions and events.

Meeting adjourned at 6:30 p.m.

Submitted by: Rita Blair, Secretary

Holiday Dinner: 6:00 p.m., Thursday, Nov 12, 2009. Please plan to attend! This is a good time for fellowship and an opportunity to meet your neighbors. In addition, this is an important meeting that will affect you financially and should be taken seriously by all homeowners.