

EAGLE SPRINGS BOARD MEETING MINUTES

July 16, 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, Ed Armijo, and Rita Blair, Property/Maintenance Manager (P/M M) Patrick Malloy was present in addition to resident Clay Peacock and resident/Councilman Tucker.
 - b. Motion was made, seconded and approved to accept the minutes of the June 18, 2009 meeting. These minutes had previously been reviewed and approved electronically so that publication could be made more quickly on our web site.

2. Eagle Harbor illegal entry problem: Councilman Tucker addressed the action that the City of Centerville has taken by placing concrete blockades at the point of illegal entry. This is a temporary measure to block traffic at this problem site. Councilman Tucker asked that the Board go before the City Council and ask for permission to put a more permanent barrier in place on the City easement. He is going to investigate the zoning for the land adjacent to Eagle Springs to see what our options are - it makes a difference if it is zoned commercial or zoned residential. If anyone has questions regarding this issue or other Centerville concerns, Mr. Tucker's number is 478-808-9742.

2. Pool Report:

- a. Effectively immediately (except for parties already scheduled), there will be no pool parties on Fridays, Saturdays, or Sundays due to the **heavy attendance by residents**. We regret having to take this action, but we are reaching full capacity for the pool.
- b. Discussed the expense of lifeguards to confirm that the number we had was appropriate. Determined that the number was accurate based upon the numbers of swimmers at the pool.

******WE ALL HAVE TO ACCEPT THE FACT THAT WITHOUT AN INCREASE IN ASSOCIATION FEES, IN THE FUTURE WE WILL NOT BE ABLE TO OPERATE OUR FACILITIES AT THE CURRENT LEVEL.******

3. Landscaping:

- a. Lightning damaged our irrigation system and the repair cost was \$5,000.
- b. Grass/Sand around playground area. This project is complete.

4. Maintenance Report:

- a. Club House Front Entry Doors. The new doors should be installed by Tuesday, Jul 21, which will increase the appearance and security at the club house.
- b. Fence east of pool. Motion was made, seconded, and approved to spend \$650 to move the fence east of the pool to provide more security at the pool area.
- c. Tivoli Gate. All of the issues regarding the Tivoli Gate repair have been resolved, and the gate should be operational sometime next week.
- d. Pool electrical problems. We are continuing to experience problems with the electrical system at the pool due to the **age** of the wiring. A major rework/replacement of the pool wiring is required. This is something that must be addressed soon and will require money to be specifically allocated in the 2010 budget.

5. Communications:

a. Advertising in the Eagle Springs newsletter. In an effort to be fair to everyone, the Board does not accept advertising in the community newsletter, nor do we allow yard signs advocating any business (other than realtor signs). Future Boards may want to look at allowing a business to do the newsletter, and relieve the Board of this function.

b. Regarding yard accessory paint colors, the Board is following the policy set forth in the covenants which states that "conformity and harmony of external design...and conformity to both the specific and general intent of the protective covenants" will be the basis for approval.

c. Pond Levels: The pond levels for Grove Point and Eagle Harbor are not the responsibility of the Board, but they are serviced by the Board to the best of our ability as a courtesy to the residents. The Association does not have the funding to perform this function routinely. The fix to this problem would be to drill a well for each pond, and this does not fall under the purview of the Association since the ponds are not common property – they belong to the homeowners and are, therefore a homeowner responsibility.

d. Neighborhood Watch. There will be a meeting of the Neighborhood Watch at 7:00 pm on July 23, 2009 in the Eagle Springs Clubhouse.

6. Unfinished Business:

a. Clubhouse furniture: Due to the condition of the furniture in the Clubhouse and the number of required repairs, the Board investigated the purchase of new furniture. Motion was made, seconded and approved in the amount of \$4,200 for purchase of five 60" round tables and 40 matching chairs. It is important to keep this facility in good condition since our homeowners are consistently using this facility.

b. Association insurance: Board members have worked with another insurance agency to place all our insurance under one carrier with improved coverage and at a reduced premium. Motion was made, seconded, and approved to go with a new carrier.

c. Management of Eagle Springs Accounts: Board members Richard Beladino and Keith Dammann have spent time researching a Professional Management firm to handle our billings and collections. As stated in previous minutes, this function is now being done by our Treasurer, and is taking a considerable amount of his time. Approval was given to fully develop the proposal, terms and conditions, and the contract. The Board has deferred a final decision on this item until our August meeting to obtain additional information. However, with the size of the community and the amount of work and diligence this activity requires, we cannot expect future boards to continue to do this work in-house.

d. Gunn Road fence: The Gunn Road fence is badly in need of repair. Residents along Gunn Road will be contacted concerning access to their yards by our contractor. We are still obtaining proposals from fence contractors for a repair which would hopefully make the fence last another five years, after which time we might have money in the budget to replace it. Repair work would commence this fall if funds are available.

e. Five-Year Plan. The Advisory Panel is working diligently to update the Five-Year Plan. The goal is to have it completed by the end of July.

7. Treasurer's Report: Cash on hand is \$255,800 including all accounts.

Revised Budget: Due to our aging infrastructure, unforeseen repairs, and other expenditures, we have spent more money at this point than this same time last year. Our Treasurer provided a revised budget to adjust for these expenses. It will be posted to our web site along with a brief explanation of the changes.

Collections: Total uncollected assessments, fees, and interest amount to approximately \$135,000. All properties have been billed including all builders. The Association has liened 14 properties and we have filed suit against 10 homeowners who have not paid their assessments. There are 6 properties in various stages of foreclosure and/or bankruptcy. Additionally, we have 13 property owners who owe late fees, interest, etc. which individually are less than \$500. We have made every effort to work with these homeowner's, but have not been successful in getting these accounts current. These delinquencies will continue to accrue interest against the amount due. We will review each individual account to determine the feasibility of filing liens in an attempt to get monies due the Association. If you are in this category, please fulfill your responsibility to the neighborhood and pay your account so that we can ensure that we have the funds to operate and care for the neighborhood.

ITEMS OF INTEREST:

ASSOCIATION EXPENSES: As with everything else, our Association expenses continue to increase, both due to rising expenses and our aging infrastructure. The membership needs to be thinking about either an increase in fees or a reduction in services because we do not have the funding to continue to operate at the current level.

ELECTION OF OFFICERS: It will soon be time to form the Nominating Committee for the 2010 Board. Several members of the 2009 Board have served for two years and possibly will do so next year, but it's important that other individuals come forward and work to make our community even better. Working on the Board will open your eyes to the critical decisions required to make our neighborhood function, and to the types of issues dealt with on a daily basis that keep the community operating. Please do your part to help with this important effort!

Meeting adjourned at 10:10 p.m.

Submitted by: Rita Blair, Secretary

Next Board Meeting: 6:30 p.m., Thursday, Aug 13, 2009.