

EAGLE SPRINGS BOARD MEETING MINUTES

January 7, 2009

1. Call to order of the first meeting of the 2009 Board was at 7:00 pm.
a. The following Board members were present: Richard Beladino, Keith Dammann, Ed Armijo, Michelle Denney, Glenn Gentle, Sherry Morrone, and Rita Blair. The following members of the Advisory Panel were present: Rafael Cotto, Manny Macias, and Frank Stephens. Property/Maintenance Manager Patrick Malloy was present in addition to the following residents: Bunker Chipps, Juleen Dammann, Marilyn Beladino, and Sandy & Jim Miller.

b. First order of business was election of officers for the 2009 Board. The offices of President, Vice President, and Treasurer received only one nomination per office. The following nominations were made and approved:

President: Richard Beladino
Vice President: Glenn Gentle
Treasurer: Keith Dammann

Two nominations were received for Secretary, Michelle Denney and Rita Blair, with Rita receiving 5 of 7 votes.

Secretary: Rita Blair

c. Meetings will be held on the second Monday and the fourth Tuesday of each month at 6:30 p.m. in the clubhouse.

d. Important dates: Membership meetings are tentatively scheduled for Tues, Mar 31; Mon, Sep 14; and Mon, Dec 7. A social event is planned for Sat, Nov 14. Newsletter publication is still under discussion, but distribution of the first newsletter is planned for Fri, Mar 20. For information purposes, the approximate cost for distribution of each mailing is \$500. We discussed voluntary hand distribution of information; however, numerous complaints were received from the residents the last time this was done. They did not want information placed on their residences.

2. Important Discussion: In December, the City of Centerville advised that Eagle Springs would be required to flush pool water into the City sewer line to be in compliance with EPA regulations. The 2008 Board members were polled, and a majority vote was achieved to fund not to exceed \$5,000 to come into compliance, so that the required work could be performed.

3. Advisory Panel report by Rafael Cotto.

a. Not later than July, the Board will provide input to the Advisory Panel for updating the 5-Year plan.

b. The Advisory Panel will meet with the Board to discuss issues not more than once per quarter. The Advisory Panel is not a part of the decision-making process.

c. Officer's duties and responsibilities were outlined and discussed.

d. Suggestions were made for community activities which will be a topic of discussion at the membership meeting on Mar 31.

e. Discussion of Channel 99 content and update.

4. Treasurer's Report:

a. The Association has approximately \$63,838 in the bank. We are beginning to receive payments for the 2009 assessments. Due to the expenditure on the flush water project for the pool, the carry over to 2009 is less than anticipated, but there is approximately \$33,000 to start the 2009 year. The Association has \$29,000 in uncollected fees for 2008 which we are actively trying to collect.

b. The 2009 Budget was presented for review and approval. The following items generated discussion:

(1) Property/Maintenance Manager salary. The salary of the Property/ Maintenance Manager was increased at the beginning of 2009 due to the addition of responsibilities, new workload assumed, and the savings generated for the Association:

(a) At the end of the 2008 pool season a decision was made to bring our pool service in-house. We were dissatisfied with the service we had been receiving from our previous pool contractor. The Property/Maintenance Manager attended pool school and is now "pool-certified." Based upon this certification, we cancelled our pool maintenance contract.

(As a note on pool management; Keith Dammann, a two-year board member obtained his pool certification (at no cost to the Association), and is offering his services to the Association at no cost as a back-up to the Property/Maintenance Manager. In addition, Walter Jones (a resident and 2008 board member) has many years of pool management experience, and has offered to provide advice if needed. We also have

established a working relationship with several local pool service companies for parts and labor support, if required. We believe this team will provide the quality of service and day-to-day involvement in pool management required. This level of support was not available with our previous pool contractor.)

(b) The Property/Maintenance Manager is now maintaining the fitness facility equipment, and we have cancelled that service contract.

(c) The Property/Maintenance Manager has taken over the tasks of the former maintenance employee, so separate maintenance services are no longer required.

The previous Property Manager's position did not include these functions, and additional involvement by board members was required to accomplish many of these tasks. The money spent to contract these tasks was not always well-spent, considering the level of service we were receiving. Combining this workload with the Property Manager position has resulted in an overall savings to the Association of in excess of \$10,000, and resulted in better value for the Association.

(2) Other items were discussed, but were accepted based upon expenditures in 2008.

(3) Motion was made, seconded, and approved to accept the 2009 Budget as presented.

5. Maintenance projects:

a. A priority for the Association is to get the pool in shape so that the authorities will allow it to open in time for pool season. To accomplish that, the following repairs must be made:

- (1) Water slide upper circular stairs at a cost not to exceed \$2,800
- (2) Water slide lower concrete steps at a cost not to exceed \$3,685
- (3) Repair on concrete pool deck at a cost not to exceed \$6,250
- (4) Repair of drain covers at a price not to exceed \$2,500

Motion was made, seconded, and approved to proceed with these projects.

b. All diving boards at the pool have been removed on the advice of our insurance company. Keeping these boards would have increased our insurance premium significantly and continue to increase our liability. In addition to this cost savings, the Association now has a standard policy, and we are covered for punitive damages. We are investigating the possibility of adding another slide to replace the diving boards.

6. Security Issues: Effectively immediately, the police will respond to three false alarms in our Association buildings, and then they will start charging for nuisance responses. Please be sure that you know the proper procedures when you use one of the Association facilities.

7. Volleyball on the tennis courts: Effective immediately, the Association will no longer allow volleyball activity on the tennis courts. The tennis courts are for tennis only and require the wear of proper athletic shoes. In addition, there will be no use of the tennis courts after dark, and tampering with the Eagle Springs electrical hookup is strictly forbidden.

Meeting adjourned at 9:15 p.m.

Submitted by: Rita Blair, Secretary

Next Board of Director's meeting will be Tuesday, Jan 27 at 6:30 p.m.