

## EAGLE SPRINGS BOARD MEETING MINUTES

February 9, 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, Glenn Gentle, Sherry Morrone, Ed Armijo and Rita Blair, Property/Maintenance Manager (P/M M) Patrick Malloy was present in addition to resident Clay Peacock.
  - b. Motion was made, seconded and approved to accept the minutes of the Jan 27, 2009 meeting. These minutes had previously been reviewed and approved electronically so that publication could be made more quickly on our web site.
  - c. Newsletter status. First draft of input is due Feb 24. Newsletter to be distributed Friday, Mar 20 and membership meeting is scheduled for Tuesday, Mar 31.
2. Treasurer's Report:
  - a. Total cash on hand is \$398,000. Disbursements this period were \$13,000. A total of \$125,000 was moved to a money market account. We have collected approximately 60% of the assessments which were due Feb 9. Effective Feb 10 a late fee will be added to the assessment amount, and the homeowner will be allowed an additional 10 days to pay before the account is turned over to the attorney for collection.
  - b. Resolution was made that officers of the 2009 Board be authorized to sign checks. Individuals appointed were Marvin Gentle, Rita Blair, Richard Beladino, and Keith Dammann. Additional Board members will be added later if needed. Motion was made, seconded and approved.
3. Pool Report:
  - a. Continuing to work on the stairs for the slide. During repair, discovered that the railings are unsafe and will require corrective action.
  - b. Losing pressure on the pump; investigating corrective action.
  - c. Still researching the purchase of a smaller slide.
4. Landscaping Report:
  - a. The deep well has been repaired. The irrigation well is still under work.
  - b. Researching the replacement of the willow trees which were on common property that we had to remove last year.
5. Maintenance Work: Cameras for gym and clubhouse. Working with our security company on wiring for the gym camera.
6. Communications Committee Report: We modified our process somewhat so that communications go to our Communications Chairman, Ed Armijo to present to the Board. In addition, an official copy is provided to the Property/Maintenance Manager to place in the official file. Confidentiality of the sender will continue to be a priority.
7. Unfinished business:
  - a. Thomson Road fence. We have no real solution to this problem since the property does not belong to the Association. We will continue to monitor activity in that area, but really have no authority to take action other than to call the police.
  - b. Solution to the problem of illegal entry into Eagle Harbor from property adjacent to Eagle Springs. The possibility of gaining ownership appears to be difficult, if not impossible. Ed Armijo is submitting a complaint to the City of Centerville to try to get their assistance in resolving the illegal entry problem. Our next course of action is to check with owners of the various properties to see if we can get easements.
  - c. Gunn Road fence repairs. Getting competitive proposals for repair/replacement. A survey will be required to ensure that we have the right to access the property the fence is located on. If we find the fence is on Association property, we may try to repair it. There is no money in the budget at this time to replace it. Need to ensure that fences are placed in the 5-Year Plan for the community.
  - d. Repair of office and club house walls will begin next week.
  - e. Autumn Trace fountain. The fountain has been vandalized and cannot be repaired. We are investigating the cost to replace the fountain. In addition to the damage to the fountain, the flood lights were broken. A motion was made, seconded, and approved to replace the fountain provided the price was affordable. We ask the Autumn Trace residents to be especially alert to activity in this area.
  - f. Panic bars for club house and community center. Due to the cost associated with this activity, the Board determined to take this action in the community center only at this time. Purchase and installation

of panic bars for the club house will be placed in the 5-Year plan. Motion was made, seconded, and approved to spend \$1,500 for this work in the community center.

g. Light replacement at the pool. The cost for each light is \$84, and we have a total of 32 lights. Determined to do 18 at a time, due to the expense. Motion was made, seconded, and approved to expend \$1344 for 18 replacement lights.

h. Security lights poles for pool area. This project was placed on hold.

i. Pool furniture repair – Motion was made, seconded, and approved for purchase materials in the amount of \$600. Patrick will accomplish the repair.

j. Remove wallpaper and paint club house interior. Still researching options.

k. Security in pool area –Since we have cleaned up the card and clicker database and removed many unauthorized users we are going to wait and see if this solves the problem of unauthorized entry before we spend the money and effort to issue picture IDs for pool access.

8. New business:

a. Discussed the need to perform a reserve study. More to come on this.

b. Georgia Homeowner's Association. Patrick to check and see if we are a member and what benefit would be gained from membership.

c. Street lights. Flint Electric has agreed to install two additional light poles in front of the gym and pool area if we will purchase the poles at a cost of \$1300. Motion was made, seconded, and approved to purchase the poles to provide additional security.

d. Additional clubhouse furniture. Investigating the cost of two additional tables and 16 chairs to get our furniture equal to maximum capacity of the facility.

e. Inventory of Eagle Springs common grounds: Glenn Gentle presented an inventory of work to be done in the common areas.

f. Rafael Cotto provided a proposal for tennis court repairs to be accomplished through a fund raiser. More discussion to be held on this topic.

**ITEMS OF INTEREST:**

1. Please contact Patrick Malloy our Property/Maintenance Manager if you can volunteer to help with electrical work or painting of the light poles at the pool. Your assistance will keep our costs down!

2. Flint Electric Light Poles: Flint has been contacted for repair of street lights which are out or flickering. The operability of these lights is a function of Flint, not the Association, although we will continue to monitor them (one of our residents has taken on this function).

3. Covenants: It will soon be time for spring landscaping. Be sure to check your covenants. All shrubs and tree branches that align with the sidewalks must be kept pruned back to allow for clear pedestrian passage. In addition, sidewalk trash that hinders resident right of way, often forces them to walk in the streets which defeats the purpose of a sidewalk. Decorative ground cover shall consist of "earth tone" materials defined as pine straw, mulch, bark chips, nuggets, or river rock. Contrasting materials such as white or gray rock detracts from the uniformity and overall appearance of the community.

4. Garbage cans & motor homes, trailers, etc.: Just a reminder, outdoor receptacles for trash, rubbish or garbage shall be installed at a location on the lot which shall be so placed, screened, and kept so as not to be visible from the street except at the times when refuse collections are being made. No motor homes, campers, boats, or boat or utility trailers shall be kept or stored on your property, unless it is not visible from any street or lot.

5. Please be considerate of others and pick up after your dog(s). There is a lot of dog poop along Eagle Parkway that make it a less than appealing place to walk.

Meeting adjourned at 9:30.

Submitted by: Rita Blair, Secretary

Next Board of Director's meeting will be Tuesday, February 24 at 6:30.