

EAGLE SPRINGS BOARD MEETING

Meeting Minutes

02/26/2008

I. Call to order

Richard Beladino, president called the meeting to order. The following board members were present: Richard Beladino, Keith Dammann, Steve Hajec, Walter Jones, Judy Mason and Ed Armijo. Rita Blair (absent). Advisory board members Manny Macias and Cathy Simons, Property Manager were present.

a) Accept Minutes of 02/11/2008

Richard revised wording of D & O Errors & Omissions policy in minutes.

A motion was made, seconded and carried to approve minutes and make revision.

Presidents Report

a) Richard advised board that he has a meeting scheduled with banker next week regarding existing bank note. Richard and Keith are working with accountant and researching timeline to establish a detailed report when and why debt was incurred. Richard and Keith will present outcome of the report with the board once it is completed.

b) Richard discussed "Newsletter" that will be mailed to residents prior to first meeting. Requested that board members submit articles for newsletter than board will review before newsletter is mailed. All articles should be turned in by April 21st.

II. Treasurer Report

a) Keith Dammann presented Treasurer Report. The President accepted the report.

b) Keith advised board that he moved \$200,000 out of checking into a money market account. Interest rate is approximately 2.5%. Money will be withdrawn as needed.

c) Delinquency notices were sent to the residents who have not paid their association fees. Any association fees and late fees not received by end of April will be turned over to Association attorney.

III. Pool Report

a) Walter advised board that motor on slide is being rebuilt. Need new aluminum diving board. Motion made, seconded and carried to buy diving board out of \$5,000 allocated in last board meeting for repairs to pool.

b) Walter advised board that he is working with Health Department concerning our well. Walter will report results back to the board.

IV. Gym Report

a) Walter Jones advised both treadmills are fully installed and running. Cables for universal machine are in process of being ordered.

- b) Walter advised that Rita has looked into recovering the benches in the Gym. Rita wants to match fabric and color to keep all bench's same so gym looks uniform.

Motion made, seconded and carried to replace four bench covers at approximate cost of \$500.00.

V. Landscaping Report

- a) Walter Jones and Rita Blair working on special contract form for upcoming bids on Landscaping. Homeowners Association will start getting a number of bids from various landscapers.
- b) Walter Jones has received bid for \$800 to repair the foot valve on irrigation pump for sprinkler system. Walter is designing alternative that may cost less. Walter to advise progress at next board meeting.
- c) Cathy Simons brought up that there are four lots in need of cutting. Cost for three of lots \$275 per lot and fourth lot cost would be \$200.00. Cathy to advise attorney to send letter to owners advising that they will be charged this amount unless they proceed to cut the lot on their own.

d) Security Report

- a) Walter Jones advised that wheels installed on exit gate at Grove Point worked fine for a week and then quit working properly. After review of gate the wheels were removed. The pole exiting at left of gate was crooked and they have temporarily corrected by straightening the pole. This modification seems to have corrected the gate issue.
- b) Cathy Simons brought up proposal for battery back-up system for gate operators. Price would be \$302 per opener and each entrance would require four openers. Proposal was tabled.
- c) Steve Hajec advised board that he has found a camera with DVR for the gym. Price of camera is approximately \$250.00. Money still allocated in gym budget for purchase. Steve also researched purchasing Hi-Resolution indoor/outdoor cameras with DVD for gates in Eagle Springs. Steve will do further research on three different types of cameras and report back to board at next meeting.

VI. Unfinished Business

Resident Letters

- a) Ed Armijo reviewed with board, letters received from residents for the months of December through February. Ed presented to board a generic report he has created for use at the membership meetings. The report shows date received, date responded in regard to complaints regarding any area of Eagle Springs.

Website/Communications

- b) Ed Armijo would like to establish a procedure for filing complaints. Ed is going to work on a plan and present to board at next meeting.

Status of ACC reactivation and internal processes

- a) Steve Hajec stated that meeting held for members of Architectural Control Committees of all subdivisions went well. All members were to pick up their handbooks from the office. This group of team members will meet every two to three months. Decision made that if there was no response from various ACC committee's after 20 days after a request was received the issue would be forwarded to Steve Hajec's committee for response.

VII. New Business

Community Center

Judy Mason advised that she received bid on replacing flooring at the Community Center. Bid was to replace carpet in card room, install Pergo and carpet in banquet room. She is to receive one other bid and will present at next board meeting.

Bulk Mail

Judy Mason advised that set-up of bulk mail would be an initial cost of \$300.00. Thereafter, the annual fee would be \$175.00. Homeowners Association will be able to do mailings at roughly half the cost of first class postage.

ATV's

- a) Ed Armijo advised board that Neighborhood Watch meeting would be held this Thursday along with member of 911. Meeting to be held at 7:00pm and Centerville Police would be there. We can ask questions in regard to ATV's and golf carts.

Meeting adjourned: 8:20 p.m.

Next Meeting: 03/10/08 @ 6:00 p.m. at Eagle Springs

Minutes Submitted By: Judy Mason/Secretary