

Eagle's Pointe Property Owner's Association  
Board of Directors Meeting  
March 13, 2014

I Call to Order by President Gary Bailey at 3:26 PM

Present for the regular Board of Directors session at the Eagle's Point Clubhouse Members Room was Gary Bailey, Jack Thompson, Lynn Salazar, Kathy Bundy, Robert Bundy and Terry Gaither. Dan Wilbert was absent.

II Review and approval of minutes

Minutes of previous meeting: Motion by Thompson and second by Gaither to accept and approve the January and February minutes. AYES: All. Motion carried.

III President Items

1. Tennis courts- Robert reported that all paperwork is in and deposit was sent. Work will begin in April. Discussion was held. All board members are to review the Common Area rules and take pictures of other signs in other communities. Recommendations are due at the next meeting. Once the work is about to begin Bundy Management will send an email blast to the community to stay off the courts.
2. Pergola- Further discussion was held on the various options for repair. One formal RFP has been presented but only was for pressure treated wood. All RFPS are to include pressure treated wood and aluminum. More bids are needed so this project may be delayed until the fall due to the pool opening in April.
3. Members Room-Gary met with Mr. Brown, his contractor and Brown management to discuss the project of adding doors to the bar area so that it can be locked off and the members may use the Members room in the evening. This project would include installation of similar size doors or changes to both the Pro shop doors and the bar area and the alarm system needed changes. We need formal proposals from various contractors keeping in mind all city codes.
4. Lake Path-After discussion Jack stated he is waiting for dry weather.

IV Reading of the Treasurers Report- Jack reported he is not keeping a separate accounting. He felt no changes were needed to the Bundy financial report. He did review the water bills and his conclusion was that they were too high. It appeared the water was being left on by the pool company. He is monitoring the water usage daily.

V Management Report-Presented by Kathy Bundy

1. Robert discussed the door project with Legrand.
2. The grates have not been installed for the overflow in the lagoon behind 26, 28 and 30 Muirfield. Grates for the drains in the cool deck at the pool are deteriorating. Robert has asked P.P. to replace them.
3. Kathy presented a document from our attorney after he reviewed the Covenants and Lease Declaration. His letter will be reviewed by next meeting by all board members. Further discussion concerning a flat non refundable

fee for owners of rental property due to the additional cost absorbed by the association for a variety of reasons.

4. Nothing was done to request bids for painting the pergola and gates at the pump station on Muirfield.
5. Cost of rubber mulch is still being researched for the playground area.
6. The receivables list was reviewed and discussed by the members. The association has 7 (seven) liens.

VI Committee Reports- No reports

VII Old Business-Nothing reported

VIII New Business

1. Robert presented a bid from Carols for \$400.00 to power wash and seal the bridge. A motion to approve the bid as long as he uses an environmentally safe sealer. Motion by Thompson and second by Gaither. AYES: All Motion carried.
2. Social Chairwoman Carla Carte asked Brown Management whether we could put book shelves in the Members Room and they approved. She will purchase and present a bill to Bundy Management.
3. Pricing will be checked on camera systems to cover the pool area and the tennis courts.

IX Adjournment- Motion by Terry and second by Jack to adjourn at 4: 58 p.m. AYES: All. Motion carried.