

Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
January 16, 2003

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by Steve Emerick on January 16, 2003 at 4:00pm at the Association Room at the Clubhouse. Present for the Board was Steve Emerick, Bill Gordon, Todd Elliott, Paul Adkins, and Jill Barbor. Present for the Management was Kathy and Robert Bundy. Present for the Infrastructure Committee was Tony Waeschle.

The Board unanimously approved the following items. The minutes from the December 12, 2002 Board meeting (Jill motioned, Paul seconded). The minutes from the December 12, 2002 Board position appointment meeting (Jill motioned, Paul seconded). December 2002 financials (Paul motioned, Jill seconded). Notification to delinquent due payers (Steve motioned, Jill seconded). Concrete pathways to lake (Steve motioned, Paul seconded). AAA Tri County Locks sample lock (Jill motioned, Paul seconded). Pressure wash pool and pavilion furniture (Jill motioned, Paul seconded). Elect Tony Waeschle as Infrastructure Committee Chairperson (Steve motioned, Jill seconded). Elect Karen Waeschle as Eagle's Pointe Garden Club and make the club a subcommittee of the Infrastructure Committee (Steve motioned, Bill seconded). Parking violations to be sent to violators (Jill motioned, Todd seconded).

Bundy submitted a Management report to the Board detailing actions that have been taken in response to questions/requests made by homeowners and Board members at the Annual Meeting. The Board reviewed this report and Steve will highlight many of these areas in the next Eagle's Eye newsletter.

Kathy reported that the adjustments were made to the 2001 budget to reflect the December 2001 payment to LinksCorp in order to show actual net income for 2001. Kathy has expensed out the maximum to LinksCorp for 2002 and if the total turns out to be less than what was expensed she can adjust the total.

Kathy reported that Ms. Thomas and Mr. Shanks are both delinquent in their homeowners dues payments. Both are at least 120 in the rears. The Board agreed that Bundy Management should continue to send monthly statements and quarterly letters (to be sent certified in addition to regular mail) to delinquent homeowners.

The Board approved having Robert contact Foote & Sons to have the pathways leading to the lake paved in concrete. The Board agreed that a plastic cap for the catch basin would be sufficient. Robert will advise the Board when Foote & Sons has a start date.

Robert reported that the 240 10" to 12" carp have been ordered and will be delivered to the Eagle's Pointe lake by April in time for weed growing season.

Kathy reported that AAA Tri County Locks is willing to give the Board a sample of the locks to try at the next Board meeting. Kathy believes that the locks will serve our needs at the pavilion bathrooms. The locks will be installed for the previously quoted price.

Kathy reported that she spoke with Tom at Plantation Pools and he will order the new filtration system in time to get it installed and operational by April 1, 2003. The budget included acid washing and painting the baby pool for the 2003 swimming season.

The Board agreed that both Special Assessments (pool filtration system and bathroom locks) would be with the 2nd quarter dues.

Steve reported and Kathy confirmed that Centex has officially "sold out" at Eagle's Pointe.

Steve reported that 99 home sites have signed up for the trash program with Republic Waste. We need 150 home sites to sign up in order to take advantage of the price break.

The Board agreed to hire Mona Ward to pressure wash the pool and pavilion furniture (and haul away the broken pool furniture if she is willing) for \$250.

The Board elected to appoint Tony Waeschle as the new Infrastructure Committee Chairperson. Tony gave the Board a brief overview of the responsibilities of the Lake Watch Committee members. In short these duties include walking at least ten houses in either direction of their own to check for: a) condition of the lake path, b) condition of the land/grass between the lake and the path, c) condition of common area behind lake homes and path, and d) condition of the lake. Tony is asking the lake Watch Committee members to make these observations on the same day every week. The members are to report back to Tony weekly with any questions, comments, and compliments. Tony will keep the lines of communication open with the Board by attending Board meetings and email.

The Board elected to appoint Karen Waeschle as the Eagle's Pointe Garden Club Chairperson. The Garden Club has been made a subcommittee of the Infrastructure Committee. The Garden Club will find members willing to help beautify the cul-de-sac areas, the lake area, and the pool area. The Garden Club will come up with some long and short range goals for improving Eagle's Pointe and propose a budget. Residents may be asked to help supplement the costs of these beautification efforts until the Board can put it into the annual budget.

Bill restated how important it is going to be to stay on top of the LinksCorp entrance budget. Our current budget allows for a full 20% LinksCorp increase. The Board has been advised to keep an eye on the prices we pay Magnolia to landscape Eagle's Pointe in comparison to what we are being charged by LinksCorp.

Robert informed the Board that Michael at Magnolia has agreed to maintain Eagle's Pointe in 2003 for the same fees that they charged last year. Michael proposed to do some additional maintenance around the lake for \$325. The Board asked Robert to inform Michael that the POA does not have the \$325 a month in the budget at this time and that we would like to maintain the current contract.

The Board has asked Bundy to email Jeff Wiggins and let him know that the homeowners mentioned the concern with the items still undone on the various punch out lists.

No date has been determined for the next Board meeting. Steve will notify the Board and Management of the date for the next meeting. Being no further business to be discussed, Steve adjourned the meeting at 5:15pm (Jill motioned, Todd seconded).

Minutes prepared by Jill Barbor, POA Secretary