

**Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
14 January 2004**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 14 January 2004 at 3:35 pm in the Association Room at the Clubhouse. Present for the Board were Robert Erickson, Jim Breininger, Tony Waeschle, and Scott Witcher. Present for the Management were Kathy and Robert Bundy. Present for the ACC were Matt Michalak and Brenda Varner.

Bob Erickson offered to alter the meeting agenda so that attending ACC members could be heard before proceeding with the normal Board topics.

Brenda requested clarification concerning the approval of an enclosure and the design standard specifically the Bailey's Porch. She wanted clarification on how the ACC approved this plan but voted against making any changes to the design standard. Matt joined in the discussions to help to clear things up. After extended discussions Bob closed the discussion by stating that the Board understood that the ACC was still researching types of enclosures that they would approve and will present them to the Board when their research was complete.

Brenda also requested the Board consider installing a basketball backboard in the community. The Board recommended that Brenda do some research as to cost and possible locations and provide her findings to the recreation committee for submittal to the BOD. There are no funds available in 2004 but could be considered during the 2005 budget build.

The Board unanimously approved the minutes from the 10 December 2003 Board meeting. (Bob motioned, Jim seconded).

The Burns letter was next. The Board felt that most of Mr. Burns' questions have already been discussed by Bob with Mr. Burns. Kathy stated that the Burns family had not been accused of anything and her telephone call was for information purposes only. Bob will format a response to Mr. Burns and staff it through the Board before sending it to the Burns. A statement about the Boards concern about past vandalism will be included in the response.

Tony suggested that due to our concern about past vandalism that we develop a policy of how to proceed when people are observed committing vandalism or acting inappropriately in the community. Kathy suggested the possibility of building a community profile book. The book could contain information such as first names, ages, pets, hobbies and an emergency POC. Bob added that a section in the back could be added for anyone who wanted to advertise a home business. The Board will look for a committee to look in to putting this book together.

Infrastructure report: Tony presented updates on the Beautification Committee. The committee will meet tonight for its January meeting. The sub-committees are formed and are moving forward. The plant sub-committee has identified plants and will report to the full committee on their findings.

Estate Management has been notified that the lake fountain is not working and there is still an algae problem at the waters edge. Additional treatment to the lake is needed in addition to the cleanup of crusted algae at the lands edge.

Robert Bundy was out with the greenery Inc. going over areas of concern as they were doing their maintenance.

Tony motioned that the Irrigation Installation contract be awarded to the greenery Inc. Jim seconded, and the motion was passed unanimously. Bob motioned that the irrigation contract be funded via a 2 or 3 year loan. Tony seconded, and the motion was passed unanimously. Kathy has a letter from the lawyer stating the Board has the authority to take out a loan as well as other papers required by the bank.

The purchase of additional carp for the lake was discussed. Tony motioned and Jim seconded that 60 small (8"-10") carp be purchased. The total cost should be \$300. The motion was passed unanimously.

An email from Jeff Wiggins was received by Bob stated that the concrete contractor will be at Eagles Pointe this week to work on Punch List items. Tony requested that Robert Bundy research our options on acceptance.

A chairperson is still needed for the Social committee. Bob has been getting calls from owners as to if and when there will be a spring community yard sale.

The **Management Report** was presented and discussed. The sinkhole grass problem is still pending. Robert Bundy went to the property and took photos which were sent to Chris Cleland. Chris went by with his landscaper and they said it will grow out. They left a card and will go back to talk to the owner. The Board feels it has completed its obligation and it is up to the owner and Chris to come to an agreement since the owner said all was OK after the work was completed in September.

Parking violation notice procedures were discussed. Who is to start the process, the ACC, the Board, a single member? After discussion it was decided to keep parking violations at the Board level with all other violations to the ACC. If a parking violation is reported to a BOD member, the violation will be discussed via email between all Board members. If there is agreement, a Board member will contact the violator to correct the problem, if that does not work the Board will request that Kathy send a letter.

Matt brought up the poor appearance at the rear of 4 Stockton Lane. Robert Bundy noted that there was common property behind that address and that the owner may not know where his property line was located. He felt that someone should go look at the problem before any action was taken. Matt said he and the ACC will follow-up on this with the owners. Bob Bundy said he talked to the landscaping contractor to make sure they maintained the hidden common areas near the lake and pump stations.

The Board authorized that a violation be sent to 99 Muirfield for over-night on-street parking. A fine of \$25 per day per car was authorized if the condition continues after February 1 2004. A letter has previously been sent in November to that address concerning this matter.

Kathy gave an update on the delinquency accounts for homeowner assessments. 67 owners are on the accounts receivable, 57 of which owe for the first quarter 2004. The Board voted to have Kathy send out delinquency letters to everyone who had a balance over 90 days.

A review of the Eagle's Pointe By-Laws and CCRs was discussed. It is felt by many that they are too general and should be more specific. Bob requested the Board members review the By-Laws and CCRs and the matter will be discussed at the next meeting.

Links has agreed to put in plants after Berkley Hall puts up its fence by hole numbers 8 and 9 to replace the coverage of trees cut down by Berkley Hall.

Woody Mead reports that the community web page gets very few hits. He feels that he should not put a lot of effort into the page if few are going to view it.

The meeting was adjourned at 5:08 pm.

The next Board meeting has been scheduled for 12 February 2004 at 3:30 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary