

Eagle's Pointe Property Owners' Association
Board of Directors Meeting
MINUTES
October 13, 2005

The Eagle's Pointe Property Owners Association Board of Directors' meeting was called to order by President Scott Witcher on October 13, 2005, at 6:00 pm in the Association Room of the clubhouse. This meeting is being held at this later hour at the request of several owners in order to enable them to be present.

Present for the Board were Scott Witcher, Jim Breininger, Celia Beauchamp, Roland Spressart and Jim Morrison. Present for Management were Kathy and Robert Bundy. Also present were six Eagle's Pointe home owners.

Review of Minutes of September Meeting

The minutes were approved and accepted as submitted.

Treasurer's Report

- The only September expenses aside from the usual monthly ones were the payments for the annual insurance bill and the quarterly newsletter.
- Motion was approved to send out letters to two owners with long overdue payments: one an initial letter requesting prompt payment and the other from our attorney (since initial letters were not heeded).
- Motion to accept Treasurer's report was made and approved.

Management Report

- Robert Bundy presented the Board with the proposal from Southeastern Asphalt Paving Co. to clean and seal all cuts and cracks on the community roads. He also presented the Board with Southeastern's proposal to re-stripe the parking area at the pool. Since most of the parking spots belong to LinksCorp, however, Robert and Scott will discuss with them whether they are willing to share the cost.
- September water usages for the irrigation of the common areas were in line with Greenery's estimates.
- Kevin Morgan has agreed that LinksCorp is to maintain the area at the beginning of Stratford Drive and the POA is to pay for its irrigation.
- Robert has received an estimate from Bartlett's tree service to remove the tree in St. George's Circle and is awaiting the estimate from Tuten's.
- The quarterly assessments were mailed out in mid-September.
- There was one closing in September and two pending closings for October.

Architectural Control Committee Report

- The minutes of the recent meeting of the ACC were reviewed.
- Aside from the matter of larger mailboxes, the ACC did not discuss the questions submitted to them by the Board concerning the proposed revision of the ACC regulations.

- Board members will look at the two houses involved before sending out the letters recommended by the ACC.
- The ACC has adjusted its budget request after Scott spoke to them.

Beautification Committee Report

- The Board reviewed Roland's answers to the questions the committee raised at its recent meeting. Carol Beck said the committee was satisfied with the response.
- When speaking to Kevin Morgan about the fountain at the gate, Scott will also mention the vegetation that covers much of the sign there.

Infrastructure Committee Report

- Celia reported that Ben Jones has agreed to write County Engineer Bob Klink endorsing the recommendations made by the Board at the September meeting regarding storm water monitoring. We are asking Jones to recommend dropping the benthic sampling and reducing the sweeping to twice a year.
- Celia also mentioned that the last important County document in this matter was found, a Policy Statement from 1996, in which there is no mention of any required street sweeping. There is also a letter from the CDM company that states that street sweeping is not an efficient way to prevent water pollution.
- Jim B will contact the other POAs along 278 to learn whether any of them have any storm water monitoring requirements from the County.
- A motion was made and approved to authorize a new one hp crystal geyser fountain for the lake. Roland will finalize the details.
- Fire hydrants in the community are scheduled to be painted by BJSWA in 2006.

Safety and Security Committee Report

- Kathleen Scavullo has found no interest at all in a Neighborhood Watch and is resigning as chairperson of the committee.

Social Committee Report

- Parties are scheduled for Halloween and the end of November.

Communications and Welcome Committee

- Jean Ginder has volunteered to initiate a "Caring Basket Committee," which would distribute "Caring Baskets" on occasions like new babies, marriages, deaths, etc.

Old Business

- A motion was made and passed to have Southeastern Asphalt clean and seal all cracks and cuts on the community roads, as discussed above.
- Scott will discuss with LinksCorp the possibility of placing some reflective material on or at the curbing of the entrance.

New Business

- The proposed 2006 budget was discussed, and there will be further e-mailings over the next two weeks before finalizing it.

- The question of an entrance gate was again discussed. Gary Bailey is still looking into the possibilities and the cost.
- The Board approved the moving of excess funds from money markets to CDs.

A motion to adjourn was made and passed. The meeting adjourned at 7:20 pm.

Respectfully submitted,

Jim Breininger
Secretary