

**Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
16 October 2003**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 16 October 2003 at 4:00 pm in the Association Room at the Clubhouse. Present for the Board was Robert Erickson, Jim Breininger Tony Waeschle, and Scott Witcher. Present for the Management was Kathy and Robert Bundy. Also present was Eagle's Pointe resident and former Board member, Bill Gordon.

The Board unanimously approved the minutes from the 18 September, 2003 Board meeting. (Bob motioned, Jim seconded).

The financial reports for September 2003 were discussed. Eagle's Pointe's finances look good for the balance of the year. There are no major unbudgeted expenses expected. The reports were unanimously approved. (Bob motioned, Scott seconded).

There was discussion on the possibility of the removal of the requirement for stormwater monitoring. Kathy noted that this had been tried in the past without success. We must get county approval to eliminate the monitoring.

The possibility of putting up a gate at the entrance of Eagle's Pointe was discussed. Bill Gordon noted that a gate was expressly prohibited in the Eagle's Pointe PUD (Planned Unit Development) documents. He also noted that the rules for PUD have changed and if we were to request a gate we may have also to meet all of the tougher PUD requirements.

Southern Sweepers made one of their rare appearances this week to clean the streets. Bill provided some history on the subject. Originally the Beaufort County requirement was for the streets to be cleaned twice a month. Since there was little to pick up, Eagle's Pointe requested that it be allowed to cut back sweeping to once a month. The County did not respond, so the cleaning went to once a month. The Board may look into finding a new company to do the cleaning. The new company must use a vacuum system vice a water system.

The ACC report was sent to limited distribution. Bob will forward it to the Board members who did not receive it. All Board members attended the monthly ACC meeting and the ACC agreed to provide the Board with acceptable option for screened enclosures. The ACC is now required to make personal contact with any violators before a violation notice can be sent out.

Infrastructure report: Request for bids for the new lake and landscaping contracts have been sent out. A set of plans for Eagle's Pointe were given to each Board member. The treatment to the lake seems to be taking effect. The general feeling of lake residents is

that the lake is looking better. A joint meeting of the lake and garden committees will be held on 5 November in order to formalize and organize the two committees. Tony is looking for folks who are truly committed to working on the committees and asking those who are there for just a social function to depart. A notice will be sent out with the exact time and place. Tony would like to add a line item to the budget for the garden committee. These funds will be for plantings along the walk paths and around the lake.

The **Management Report** was presented and discussed. The concrete work is the major hold up on the punch list. Bids were sent out to three landscaping contractors for the irrigation of the common areas in phase 1 and 2. Copies of the invoices for the sink hold repair have been sent to Links to see how much they will participate. A current punch list will be sent to each Board member.

A preliminary 2004 budget was presented by Bob Erickson. The budget must be completed by the end of October so it can be sent to the residents on 1 November. All contract bids are to be returned by COB on 24 October. The board will confer by email to complete the budget vice having a special meeting.

Bill Gordon presented a reserve fund analysis. Bill has a computer program that breaks out items by category with estimated life and replacement costs. This program provides a way to establish the amount needed to assess each of the 249 homeowners to cover the reserve. Bill noted that his replacement costs are based on costs that were estimated in 2000. He believes the Board should consider hiring a company to come in and analyze what our reserves should be based on current replacement costs. He also presented a line by line preliminary budget that projected the budget based on current expenditures prorated to the end of the year. Bill provided much historical data which will be most useful to the Board in finalizing the 2004 budget. He noted that the Board, when coming up with a final budget figure, should remember that the POA assessment may not be raised more than 10% a year. Thanks for your help Bill.

The meeting was adjourned at 5:40 pm.

The next board meeting has been scheduled for 13 November 2003 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary/Treasurer