

**Eagle's Pointe Property Owners Association  
Board of Directors Meeting  
Minutes  
10 December 2003**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 10 December 2003 at 4:00 pm in the Association Room at the Clubhouse. Present for the Board was Robert Erickson, Jim Breininger, Todd Elliott, Tony Waeschle, and Scott Whitcher. Present for the Management was Kathy and Robert Bundy.

The Board unanimously approved the minutes from the 13 November 2003 Board meeting. (Bob motioned, Scott seconded).

The financial reports for November 2003 were discussed and approved.

**The ACC report** was sent to limited distribution. Only two members attended the December meeting. Two issues were before the committee; the Chiles' arbor and the Hopkins' screen enclosure. The ACC ruled the arbor was in violation and reaffirmed the violation of the Hopkins' screen enclosure. The ACC did not make recommendations to the BOD in their minutes other than that both were in violation. The Board discussed both issues in length and voted unanimously for Bundy Management to send a letter to the Chiles informing them of their right to appeal, and a letter to the Hopkins to fix the roof. The Hopkins have already had their appeal and their house is up for sale. The Board wanted the roof fixed before the sale so the new owner will not be impacted.

**Infrastructure report:** Tony presented updates to bids for the Irrigation Installation contract. The irrigation bids were discussed. Of the three bidders two were close with their bids. The third was lower by almost \$4,300. After discussion the Board decided to table the award for one month so we could get additional information on the low bidder's bid. We need to find out why it was so much lower than the other two. The Landscaping Maintenance contract was next on the agenda. Tony had sent the Board a summary of the bids. After discussion Tony motioned and Scott seconded that the contract be awarded to the Greenery Inc. The vote to award the Landscaping Maintenance contract to the Greenery Inc was unanimous. The final payment to the current contractor (Magnolia Landscaping) was discussed. Due to failure to perform during the last month it was felt that a portion of the monthly fee should be withheld. It was recommended that \$1,000 be withheld from the normal \$2,495 payment.

The **Management Report** was presented and discussed. A note from Jeff Wiggins to Bob stated that the Punch List should be completed on schedule with the possible exception of the asphalt. The asphalt company is closing for the holidays and the work may not be finished before they close. No one has seen any work being done in Phase 1, 2, or 3.

Delinquency accounts for homeowner assessments were discussed. There was a payment on one of the delinquency accounts of over \$700. There are currently 11 owners that are on the delinquency accounts.

BOD member terms were discussed. It was determined that Tony's and Todd's term will expire at the end of 2004, Bob's at the end of 2005 and Scott's and Jim's at the end of 2006.

There was a concern that the number of new volunteers for the ACC committee may make the committee too large to work efficiently. The Board felt that we should let committee take care of itself and see if any fall out due to natural attrition.

A chairperson is still needed for the Social committee.

The Board of Director's officers for 2004 were selected. The new officers are Robert Erickson, President; Todd Elliott, Vice President; Scott Whitcher, Secretary and Jim Breininger, Treasurer.

The meeting was adjourned at 5:10 pm.

The next board meeting has been scheduled for 15 January 2004 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher  
Secretary