

Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
13 May 2004

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 13 May 2004 at 4:00 pm in the Association Room at the Clubhouse. Present for the Board were Robert Erickson, John Dwyer, Todd Elliot, and Scott Whitcher. Present for the Management were Kathy and Robert Bundy. Also present for the Beautification Committee was Roland Spressart.

The Board unanimously approved the minutes from the 15 April 2004 Board meeting.

The April financial report was reviewed and approved. Twenty one owners are on the accounts receivable for POA assessments. The Board approved sending delinquency letters to the three owners that owe for the first two quarters of 2004 plus late fees.

ACC Report: At their monthly meeting on 10 May the ACC handled routine requests for projects from Eagle's Pointe residents. The ACC requested the Board send a violation letter to the owners of 126 Muirfield Drive for debris in their landscaping beds and weeds in the yard. Letters were sent to the owners last June and August for similar violations, which were corrected. The Board noted that as of today (13 May) the grass had been cut and sticks in the yard picked up. The Board decided to hold off on the letter at this time and to keep an eye on the property. A violation letter will be sent if the yard gets bad again.

A number of residents complained about the letter that was sent out stating that their home needed power washing. Many said that their home had been power washed and did not know what the problem was. Bob relayed comments from Matt that the letters were suggestions only and some problems may have just been shadows. The ACC plans a more detailed inspection later in the summer.

Beautification Report: The letter to be sent to residents around the lake notifying them of the approved plant list is still in the process of being written by Margie Sollish. The plantings in the common areas are complete. An agreement has been signed with a resident on Glen Lake to allow the contractor to attach to their irrigation system to water the area at the end of Glen Lake Drive. This will be for a period not to exceed one year.

Infrastructure Report: Roland Spressart, the new Lake sub-committee chairman, after meeting with Estate Management, provided the Board with a recommendation for the lake fountain replacement. He recommended a 2 horse power AquMaster fountain with a Crystal Geyser nozzle. After discussion of various options, Scott motioned and Todd seconded that the recommended fountain be purchased. The new fountain will be placed in the center of the large section of the lake and the current working fountain will be moved near the location of the non working fountain on the other side of the bridge. The

cost new fountain will be paid out of reserves since it is a replacement. The new fountain will have a 5 year guarantee. The motion was approved unanimously.

Scott went around the lake path and hammered down or pulled out nails that were sticking out of the top of the bulkhead. The Board approved Scott's proposal to replace approximately 36 board feet of broken bulkhead boards.

Management Report: 70 letters regarding homes that needed power washing were sent out with a memo from the ACC. Several owners have contacted Bundy Management wanting to know where their house was dirty.

Old Business:

Punch List: Robert Bundy will send the updated "Punch List" to Centex. This is the list from the latest walk through by the BOD. About a week after the list is sent a letter will be sent from our lawyer requesting a response from Centex within 30 days on how and when Centex will be taking care of the problems.

Lake Path: Roland volunteered to be the Point of Contact for the POA with Thomas & Hutton on the Lake Path solution problem.

Design Standards: Bob edited the current Design Standards per suggestions by the ACC. The new Standards were briefly discussed. The ACC has suggested a joint meeting between the Board and ACC to iron out any differences. The new Board President will arrange the meeting between the board and the ACC. After completion the new Standards will be sent out to the community for comments. The issue remains open until the joint Board/ACC meeting.

Tree Trimming: The Board discussed the various bids for the common areas and for some bids received by some home owners. Historic Tree was the low bidder for the common areas. Historic Tree was not always the low bidder on some of the homeowner trees. There was some concern that the common area bids were all or nothing bids. They must get the common area job to give the quoted price for the homeowner. After discussion, and not knowing how many homeowners would take advantage of the program or if in fact it was an all or nothing, the Board went with the low bidder, Historic Tree, for the tree removal and cleanup in the Eagle's Point Circle and Forest Hill Circle common areas.

Community Profile Status: Only 49 of 249 forms have been received. Until there is a larger participation rate the profile is on hold. The profile form will be put on the web site and will be put into a welcoming packet.

Community Newsletter: The summer issue of the community newsletter will be delayed until after the joint Board ACC meeting.

New Business:

Garbage Contractor: The Crescent has made a decision to go with one garbage contractor, (Waste Management) to eliminate wear and tear on the roads. The Board discussed whether or not to do the same at Eagle's Pointe. It was decided to hold off and to take care of more pressing issues.

New BOD Member: Only one response has been received to date to be a member of the BOD to replace Bob Erickson.

With the resignation of Bob Erickson a new president of the BOD is needed. John Dryer has volunteered to take over the position. The Board voted unanimously to appoint John as the new Board President. Thanks for all your work Bob and good luck John.

Being no other business the meeting was adjourned at 5:30 pm.

The next Board meeting has been scheduled for 17 June 2004 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary