

**Eagle's Pointe Property Owners Association  
Board of Directors Meeting  
Minutes  
18 August 2004**

Prior to the start of the monthly Board of Directors meeting those present (see below) discussed vandalism in the pavilion bathrooms at Eagle's Pointe. The bathroom lock codes were reviewed and a code common to both bathrooms was identified. Plans on how to react were to be addressed in the meeting to follow.

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President John Dwyer on 18 August 2004 at 4:15 pm in John Dwyer's home at 87 Muirfield Drive. Present for the Board were John Dwyer, Jim Breininger, Todd Elliot, Joyce Erickson and Scott Witcher. Present for the Management were Kathy and Robert Bundy.

**Review of minutes:** The Board unanimously approved the minutes from the 15 July 2004 Board meeting.

**Treasurer's Report:** The June financial report was reviewed and approved. Eighteen owners are on the accounts receivable for POA assessments. One has a lien filed and two lien letters for the attorney to file were signed at this meeting. Additionally two demand letters were written by the lawyer.

**Management Report:** There have been 4 closing so far in August with 5 additional scheduled before the end of the month.

**ACC Report:** At the monthly committee meeting the ACC handled routine requests from residents. At the meeting Matt Michalak notified the committee that he will be submitting his resignation effective at the end of the 13 September ACC meeting.

**Beautification Report:** The Beautification Committee is planning additional plantings in Eagle's Pointe common areas. Plans will be finalized at the 30 August meeting.

Bundy Management and members of the Board met with the greenery inc. regarding power for the irrigation system in Eagle's Pointe Circle. The quote to install 100 amp electric service in the circle was over \$6,500. Battery operated zones will run approximately \$135 each. The Board felt that the cost for the 100 amp service was excessive and voted to approve the installation of up to 4 additional battery operated zones. A \$1,000 maximum was allocated for the work.

The Beautification committee is also looking into how to repair the washout damage to the 1<sup>st</sup> pathway going to the lake from Muirfield Drive. They hope to build up the sides so water will run down the path to a drain vice down the sides of the path washing out the dirt.

**Social Committee Report:** The next social function will be on 4 September. It will be a “Treat Yourself to a Sweet Labor Day”. Planning is under way for a Christmas parade and tree lighting ceremony for Thanksgiving weekend. A social activities flyer was approved by the Board and will be put out once a month by the social committee.

The Board also approved the establishment of a lending library in the clubhouse member’s room during normal clubhouse hours. The Board would like to see more use of the member’s room for other activities by Eagle’s Pointe residents.

**Infrastructure Report:** The proposal from Thomas & Hutton Engineering Co for a report on what would be needed to fix the path around the lake was mailed back to them on 16 July 2004. As of this date there has been no response. Robert Bundy emailed them today for a status.

The pathway from Mulligan Circle to the pavilion was discussed. The Board felt it should be made golf cart friendly in order to prevent further damage. Robert Bundy will look at the path to see if the greenery inc. can do anything to improve the path.

**Old Business:** There has been no further discussion with anyone from Centex regarding the punch list. Jeff Wiggins was to contact John Dwyer but has not as of today. Our attorney has written a letter to Centex but we do not have a copy. Robert will ask for a copy. It is felt that we must keep on Centex every week until they respond.

Jim completed his research on garbage collection rates. He will put out a flyer notifying all residents so they can take advantage of the special rates from Waste Management if they desire. The information will also be put in the next newsletter.

The submissions from security systems firms for security measures at the pool/pavilion areas and when they should be installed were extensively discussed. It was decided to hold a community meeting at the pavilion on 28 August at 2 pm to get community inputs before the Board decides on the security system to be installed. Notification of the meeting will be added to Jim’s flyer about garbage collection. There appears to be some interest for a Community Watch. This will be brought up at the meeting to see who would actually participate if a watch was to be set up.

**New Business:** The Board discussed correspondence concerning the property conditions, some of which have been overcome by events. The owner, at 126 Muirfield, had been giving the tenant a reduced rent rate if they maintained the property. Since they have not been cutting the grass the owner has agreed to rehire a landscaper to do yard work at the property.

The pine needle/log pile in the back of 33 Muirfield was discussed. Jim will check to see if it is still a problem.

The installation of a satellite dish on the front of the garage at 36 Muirfield was referred to the ACC for action.

The Board approved the use of a Moon Bounce at a party at the pavilion. A letter will be sent to the requester noting the approval and stating that all liability will be the responsibility of the requester not the Association.

Being no other business the meeting was adjourned at 6:15 pm.

The next Board meeting has been scheduled for 16 September 2004 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher  
Secretary