

**Eagle's Pointe Property Owners' Association**  
**Board of Directors Meeting**  
**MINUTES**  
**May 11, 2006**

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by President Ray Schurgot on May 11, 2006, at 3:30 pm. Present for the Board were Wayne Butterworth, Celia Beauchamp, Jim Morrison and Ray Schurgot. Present for Management were Kathy and Robert Bundy. Also in attendance were Jerry Ashmore and Dusty from The Greenery.

**Discussion with The Greenery Representatives**

The BOD feels that more attention needs to be paid to weeding. Jerry pointed out that one day a week is not enough to do all the work required. Our contract calls for one day, but also spells out the exact work to be done. Jerry feels that the outlined work requires at least 1 ½ days in high season, 1 ¼ in low season

Our grass is basically watered twice a week in the growing season and is shut off in winter. A computerized watering system in other Greenery properties works very well, but EP does not have this.

The BOD feels that the identical contract kept EP looking great last year but is not doing so this year. All agreed that if The Greenery felt they needed more time to do a good job, they should submit a request and the BOD will try to re-negotiate the contract.

**Review of Minutes of April Meeting**

Jim Morrison moved to approve the minutes, Wayne seconded, and they were unanimously approved as submitted.

**President's Report**

- Stormwater Monitoring: Ray and Cille attended the most recent County Council meeting to protest the requirements for EP. Gary Kubic was later sent the PUD agreement he requested. It was suggested that we also contact County Council candidates Griffin and Stewart about our concerns. It was pointed out that in the past seven years the monitoring has never uncovered any problems at EP. Cille agreed to draw up a petition for EP owners to sign.

Discussion ensued about going to newspapers with our problem since current delays are costing us money. All agreed to wait two weeks before doing so. Meanwhile Ray will contact Gary Kubic and Buzz Boehm and Cille will compose an appropriate letter addressed to Council members.

- The Board authorized the purchase of shelving for the POA closet in the Assn. Room, to be charged against the BOD budget line.

**Treasurer's Report**

- No unusual or extraordinary bills in April; yearly budget to this point looks good.

### **Management Report**

- Robert will ask John Holmes for a time frame for completion of items on the pool punch list.
- We have not yet received the water bills for the past month.
- There are 27 owners on the Aged Receivables list.
- Kathy received many responses to the mailbox letters. After June 5 the BOD will inspect the mailboxes on the list to see which are still in violation.
- Based on responses from owners and management companies, we seem to have 20-25 homes occupied by tenants.

### **Architectural Control Committee**

- The BOD rejected the ACC decision to have the BOD take over responsibility for mailboxes. Wayne moved (JMorrison seconded) that ACC continue to be responsible for mailboxes, since, like powerwashing, painting, etc., they are a part of Design Standards. Passed unanimously. It was noted that the ACC serves as an arm of the BOD, not vice-versa. Ray will inform ACC of this decision.
- The BOD rejected the ACC resolution to have the BOD fine owners who did not respond to ACC's letters about powerwashing. The ACC (not the BOD) is to follow up on letters and verify that violations have been corrected. The BOD agreed that ACC must check homes where letters are sent; if the work is not done and the BOD is formally notified, the BOD will send formal violation letters. In their minutes the ACC agreed that lawn upkeep is within their purview but did not mention whether anything is being done about the house on Muirfield.
- The BOD wants the ACC to know that it expects formal notice of uncorrected violations, not just lists of sent letters or unclear minutes of meetings. Management also noted that it is not informed clearly as to what the ACC wants them to do. In other POAs they manage, the ACCs write their own letters and Bundy is not involved. Again, Ray will notify ACC of this.
- The BOD feels that inconsistency, apparent favoritism and lack of follow-up and responsiveness to homeowners are serious problems in the ACC. For example, two project requests for a home on Stockton were considered, while a kayak in that very same yard for over a year was completely ignored. Requests for projects have gone unanswered for lengthy periods. Color charts have yet to be submitted to the BOD for its consideration and approval.
- The BOD wants very much to work together with the ACC for the betterment of EP. To accomplish this and to come to a better mutual understanding of the tasks of each group, the BOD urged Ray to set up a joint conference with the ACC for our July BOD meeting date.

### **Infrastructure Committee**

- Jack Thompson feels we should wait until fall before doing anything on lake path.

### **Recreation Committee**

- Tracy Smith offers to monitor lost/found receptacle at pavilion. JMorrison moved (Wayne seconded) that BOD allow this for a six-month trial period. Approved.

- Leo Kinsella submitted a proposal for the bulletin board at the entrance, 36 x 30, at a cost of \$300 and has planned a benefit on June 3 to pay for it. The BOD will ask Leo to attend the next meeting to answer some concerns before approving.

#### **Safety and Security Committee**

- Ray is taking over the committee. Parking violation notices will be handed out in the next few weeks. Forms must still be printed.

#### **Communications Committee**

- The next newsletter is scheduled for the first week of July.

#### **Old Business**

- It was agreed that no new furniture is needed at the pool/pavilion.
- An extra meeting was suggested specifically for discussion of the reserve study and establishment of a Capital Reserve Fund. A further suggestion was made that it be a lunch meeting.

The meeting was adjourned at 5:33 pm. Next month's meeting is scheduled for June 15, 2006.

Respectfully submitted,  
Jim Breininger, Secretary