

Eagle's Pointe Property Owners' Association
Board of Directors Meeting
MINUTES
December 15, 2005

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by Secretary Jim Breininger on December 15, 2005, at 3:30 pm in the Association Room of the clubhouse. Present for the Board were Wayne Butterworth, Jim Breininger, Celia Beauchamp, Jim Morrison and Ray Schurgot. Present for Management were Kathy and Robert Bundy.

Since two members were elected at the recent annual meeting and are therefore new to the Board, there was some preliminary conversation as to how specific positions are filled. After an extended dialogue, Ray Schurgot volunteered to be president of the board and was voted in by the rest of the board. The remaining officers for the year 2006 are: Vice President Wayne Butterworth, Treasurer Celia Beauchamp, Secretary Jim Breininger and Director at Large Jim Morrison.

Review of Minutes of November Meeting

Celia moved to approve the minutes, Jim B seconded, and they were unanimously accepted as submitted.

Treasurer's Report

- Celia reported that at the end of November our net income for 2005 was \$49,600. As many yearly bills as possible were paid during that month.
- Street sweeping must continue as required in the original PUD agreement.
- The payments to LinksCorp for road maintenance do not include that paid to its reserve fund for road repair; this comes from our reserve fund. LinksCorp cannot increase our maintenance charge more than 20% yearly.
- Celia made the motion (Wayne seconded) that any excess income at the end of the fiscal year be moved to the reserve fund. Motion passed unanimously.
- At future meetings the BOD will take up the issue of setting up an additional reserve fund for capital improvements.
- Only a few owners are on the Accounts Receivable list.

Management Report

- Kevin Morgan still hasn't responded to our queries about re-striping and repaving the parking lot, so the BOD will do nothing about it unless it hears from him.
- Water usage for irrigation was slightly higher in October. Celia also reported that Clemson Extension Service recommends watering centipede one inch, one time weekly, into November.
- This month's water bill for the pavilion was higher than expected because the transmitter there wasn't working for some months. Also, BJWSA will start to charge us the higher commercial sewer rate for the pavilion and pool instead of the lower residential fee it has mistakenly charged. This will adversely impact our

2006 budget. Robert suggests installing a separate meter at the site so that only the bathrooms will be charged the sewer fee.

- Tuten has taken down the dead tree at St. George Circle but hasn't yet ground down the stump.
- Ray noted that in repairing several lights around the pool, Palmetto Electric's truck left deep holes in the ground.
- Stormwater monitoring and tax fees for the lake area were assessed incorrectly. Robert reports they have been reclassified and we are awaiting a refund.
- A question was raised about the date of and the witnesses to the signing of the contract with Palmetto Electric for the pool lighting.
- Ray requested copies of the contracts with all our vendors to make sure they are covered by liability insurance.
- Two owners have volunteered to assist with minor repairs in common areas.

Safety and Security Committee

- One person has volunteered for the committee, but the chair position is still open.
- At the annual meeting an issue was raised concerning the need for stop signs at the intersection of Stratford Drive and the entrance to the clubhouse. Ray will inspect and then discuss the matter with Kevin Morgan.
- Another issue raised at that meeting concerned all-night parking on the streets. It was agreed that this ongoing problem must be addressed, perhaps even by a paid patrol, and will be discussed again at future meetings.

Architectural Control Committee

- We have not received the minutes of this month's meeting.

Old Business

- Work at the pool: In the future, multiple bids will be solicited for any major work. Two knowledgeable owners have volunteered to oversee the pool work for the BOD and will meet with the contractor next month.
- List serve: Celia will speak to Woody Mead about the possibility of a community-wide list serve for necessary and instant communications.
- Storm water monitoring: County Engineer Bob Klink told Celia that County officials have seen our request to have this reduced and will schedule a meeting with us, Thomas & Hutton and LinksCorp.
- Welcome and Communication Committees: Until there are members on these committees, Jim B will continue the work Scott had been doing.
- Architectural Control Committee: Discussion centered on the relationship between the BOD and the ACC. It was noted that ACC members are appointed by the BOD and are responsible to the BOD. The proposed Design Standards is one example where mutual cooperation is needed.

A motion was made and passed to adjourn, and the meeting adjourned at 5:40 pm.

Respectfully submitted,
Jim Breininger, Secretary