

**Eagle's Pointe Property Owners' Association**  
**Board of Directors Meeting**  
**MINUTES**  
**February 16, 2006**

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by President Ray Schurgot on February 16, 2006, at 3:35 pm at the home of Celia Beauchamp. Present for the Board were Wayne Butterworth, Jim Breininger, Celia Beauchamp, Jim Morrison and Ray Schurgot. Present for Management were Kathy and Robert Bundy.

**Review of Minutes of January Meeting**

One correction was made to the minutes as submitted. Ray then moved to approve the minutes, Wayne seconded, and they were unanimously accepted.

**President's Report**

- Celia has set up a meeting on Feb. 20 with County staff members in order to present our case for having storm water monitoring reduced or eliminated. The Board approved sending Ray's letter about this meeting to Gary Kubic and other County officials.
- We still have not received our refund for the storm water utility fees.
- Ray reviewed the terms of the Directors: Ray's and Jim B's terms end this year; Celia's and Jim M's end in 2007; Wayne's final year is 2008.
- We plan to hold this year's annual meeting on December 7 at St. Andrew's Hall, the same location as the 2005 meeting.
- Jim M moved (Jim B seconded) that competitive bids for our various services for 2007 be sent out to the vendors by August 1. Motion passed unanimously. Robert suggested that each committee draw up the specs for its service.
- Design Standards: The ACC has been waiting for Dan Wilbert to produce a color chart in order to submit it to the BOD for its approval. Ray recommends that publication of the DS not be held up for it. Jim M moved (Wayne seconded) to approve the new DS; motion passed unanimously. Kathy will have them printed and mailed; Ray will ask the ACC to submit the color chart next week for BOD approval, so it can accompany the Standards. It was noted that DS call for submittals to be sent directly to the ACC, not to Bundy Management.
- Jim M moved (Celia seconded) that Ray be authorized to purchase two file cabinets at a maximum \$500 to store POA records. Motion passed unanimously.

**Treasurer's Report**

- We have received a \$900 credit from BJWSA for an overcharge in December.
- Street sweeping costs for 2006 will be much over the amount budgeted unless the storm water monitoring issue is quickly resolved. (Money was budgeted for only four sweeps in the year instead of twelve.)
- Only two owners are on the aged receivables list.
- Budget item "Road Assessment (LinksCorp)50%" will be more accurately re-named "Entry Road Expense (LinksCorp) 50%." Because the true total of this

- item for 2005 was \$5,000 less than the budgeted amount, the budget for 2006 was adjusted to \$19,531, the maximum allowed by the CC&Rs. Celia moved (Wayne seconded) that the fourth quarter bill for this item be paid. Passed unanimously.
- Thomas & Hutton bill for storm water monitoring: There was much confusion, stemming from Kevin Morgan's memos, about how much we are being billed and how much we should pay. Celia moved (Jim M seconded) that we pay the bill of \$3991.72. Passed unanimously.
  - LinksCorp bill for their road reserve: Altho far above the 20% allowable annual increase, Ray explained that we are paying more now to make up for early years when POA paid nothing to that account. Payments come out of our reserve fund and go into "LinksCorp Road Reserve Escrow Account." Celia moved (Jim M seconded) that we pay the bill of \$4472.40. Motion passed, three votes to one.

### **Infrastructure Committee**

- Lake path: Wayne presented a committee report that painted a dismal picture of the lake and path and that included a three-step plan to carry out repairs. The cost would amount to approx. \$90,000. Celia also pointed out our legal liabilities and that we may need an updated engineering report due to new environmental laws.

### **Quarterly Newsletter**

- The value of continuing the newsletter in its present form was questioned. Recommendations were made for having it appear either on the website or as an enclosure with the bills for assessments.

### **Safety and Security Committee**

- The committee is meeting on Feb. 22 and will distribute new parking regulations to all owners. They will keep track of warnings and fines.
- Members will be doing security checks throughout the community.
- Committee proposes having decals for vehicles of owners and employees.
- Members will repair gatehouse and be stationed there for vehicle checks.

### **Miscellaneous**

- Ray wants BOD members to report problems, violations etc. to the Board member who is the contact person of the committee concerned, e.g. ACC concerns to Ray.
- Motion was made by Jim M (seconded by Celia) to approve minutes of annual meeting. Motion passed unanimously.

Meeting adjourned at 6:10 pm.

Respectfully submitted,  
Jim Breininger,  
Secretary

