

**Eagle's Pointe Property Owners' Association**  
**Board of Directors Meeting**  
**MINUTES**  
**April 20, 2006**

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by President Ray Schurgot on April 20, 2006, at 3:35 pm. 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 March Meeting**

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

**President's Report**

- The Board will sponsor a "Meet the Candidates Night" and invite Margaret Griffin and Gerry Stewart, who are running for the County Council seat that represents EP. Tentative date is Oct. 2. Ray will invite the candidates and also notify owners, probably through a notice sent with the Sept. billings.
- Kevin Morgan repaired the catch basin problem at the main road & Muirfield.
- For security reasons, owners can use the Association Room at night only if a LinksCorp employee is present and paid for his work.
- Robert will invite the new Greenery supervisor to our next meeting.
- Eleven absentee owners have notified Kathy that they are renting their houses and have sent copies of the leases. If BOD members know other rentals, they will notify Kathy and she will send follow-up letters.
- Celia will re-word the landscaping memo sent to absentee owners and e-mail it to the BOD members for approval.
- The Board turned down a bill submitted for a voluntary street cleaning work.
- Storm Water Monitoring: The County is proposing even more frequent testing for us. Celia moved (Wayne seconded) that the BOD authorize Ray to go to the County Zoning Dept. and start the process of requesting the elimination of all storm water testing from our PUD agreement. Passed unanimously.

**Treasurer's Report**

- No unusual or extraordinary bills in February.
- Celia moved (Jim Morrison seconded) that the quarterly LinksCorp bill be paid. Passed unanimously.
- The amounts and the large increases in recent Road Reserve bills were discussed.

**Management Report**

- The final bill for the pool repair has been received. Jim Breininger moved (Celia seconded) that once Jack Thompson reports that the work is satisfactory, Ray authorize payment of the bill. Passed unanimously.
- The County has still not legally transferred certain land parcels to the POA.
- The Greenery has programmed sprinklers for 30-60 minutes twice a week.

- The list of delinquent assessment payments is quite short. The case of one owner who is much in arrears will be referred to an attorney. Another will also be referred if payment is not received as promised.
- A new owner fee sent in by mistake will be refunded.
- Robert will ask Plantation Pools to put all picnic tables in the pavilion.
- Jim Morrison has received the contract for the hall for the 2006 annual meeting.

#### **Architectural Control Committee**

- No meeting was held this month.
- Kathy sent out letters to owners whose houses need power washing.
- Concern was raised about the condition of many mailboxes in the community and the ACC's reluctance to enforce the applicable Design Standards. Ray will discuss this with the committee.
- Kathy will send out letters to owners whose mailboxes are in disrepair and will explain that if they are not repaired within 30 days, the POA will do it and charge them for it.
- Ray will attend the next ACC meeting and find out who wants to be appointed to the committee and also the status of the color chart that needs our approval. (As of the present, there are no approved colors.)
- A question was raised as to whether the ACC-approved house addition on the 10<sup>th</sup> fairway is in accord with section P, 3 of the Design Standards.
- The CC&Rs require the ACC to respond to submittals within 30 days. Since they did not meet this month, the BOD is concerned that any submittals are automatically approved. Timely response is demanded by the CC&Rs. Ray will discuss this with the committee. .

#### **Infrastructure Committee**

- Wayne will speak to Jack Thompson about the lake path.

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

- The parking regulations will start to be enforced this week.

#### **Social Committee**

- There will be a social at the pool this Sunday.

#### **Communications Committee**

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

#### **Good Neighbors (Welcome) Committee**

- The committee is putting together a fuller and updated welcome package for new residents.
- There are about twenty houses currently on the market.

**Old Business**

- We have not received any further information about the status of the bulletin board proposed for the main road.
- The amount in our 2006 budget for storm water monitoring is consonant with what LinksCorp expects to charge us.

**New Business**

- At our next meeting we shall begin to look more carefully at our Reserve Study, our need for raising the assessment amount for the next few years and the establishment of a Capital Reserve Fund.

The meeting was adjourned at 5:50 pm. The next Board meeting is scheduled for May 11, 2006.

Respectfully submitted,  
Jim Breininger, Secretary