

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 24, 2008**

The Eagle's Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on January 24, 2008, at 3:25PM. Present were Ray Schurgot, Celia Beauchamp, Gary Bailey, Joe Pantano, Robert Bundy and Kathy Bundy. No one was absent.

Ray called the meeting to order and presented the name of Mr. Dan Wilbert to the other Board members as the candidate to fill the Board vacancy created by the resignation of Linda Lacey at the December, 2007, Homeowners Annual Meeting. Mr. Wilbur's nomination was unanimously approved.

Attending the meeting were Janet Wurtz and Chad Jenkins of the Architectural Control Committee.

Mr. Travison, resident who was granted some time to present his appeal regarding his fence and fine to the Board did not show up.

At this point Ray presented to the Board Mr. Bob Clink, County Engineer and Ray Pittman of Thomas & Hutton. Mr. Clink gave a review and an update on the Storm Water Monitoring. Mr. Clink stated that the County has hired General Engineering of Charleston to do additional monitoring throughout the County (18 locations). Mr. Clink and Mr. Pittman are now asking that we now allow some additional monitoring be done at a specific pond on the Eagle's Pointe Property. This monitoring will be done for at least one (1) year and will be paid for by the County. If the testing proves to have the same results we have been seeing through our own testing then Eagle's Pointe could strengthen its position to eliminate some of the testing expense through less testing. If the results prove less favorable then the community is no worse off then it is at the present time. Also, Mr. Clink indicated that he would continue to support our position to eliminate some testing based on our ten (10) year history of clean results.

The Board discussed and approved the County going ahead with this additional testing.

Minutes of the November 15, 2007, meeting were discussed. A motion to approve was made and seconded. Motion approved.

Minutes of the December 3, 2007, Homeowners Annual Meeting are near completion and will be submitted to the community as a draft. Minutes are normally approved at the next annual meeting.

President's Report:

Ray presented a list of the current Board, the executive office of each member will hold and the actual terms in office for that member. Additionally Ray presented an organizational chart of committees and which officer will act as liaison to that committee.

Ray then presented a proposal submitted by Plantation Pool to resurface the pool deck. The last time this was done was 2004. The Board discussed the proposal and asked for opinions from the members on whether or not anyone felt this was necessary. The Board agreed that this project was not required during the 2008 calendar year but should be put out for bids at the end of the year and then address the cost as a budget item for 2009.

Next item discussed was 6 Muirfield. The property is now owned by Washington Mutual and being handled by Fidelity Asset Management. Copies of the Design Standards as well as copies of monies owed to the Association were sent to the Management Company. It is still not clear just what we can recoup but Bundy is trying to get every thing that is owed.

Next item discussed was the need to have quarterly meetings so home owners can come and present their concerns and ideas to the Board. It was stressed that this is a meeting for the homeowners and that the Board will be there to listen. The first meeting will be scheduled in March and the items for review from the Boards point of view should be the "RESERVE FUND" and the need for more stop signs or speed bumps as a means of slowing down some of the traffic.

Treasurers Report:

Celie reported that the 2006 budget was zeroed out. Also, the Landscaping Other line item was over budget for 2007. All other items went into the reserve which has an existing balance of \$136K.

Motion was made to accept the budget report. Motion was seconded and passed.

It was recommended that we hold the last payment for the front entrance landscaping and planting until we are satisfied that the expense was justified.

Motion was made to hold payment. Motion was seconded and approved.

It was recommended that we no longer pay Links to put up Christmas Lighting and instead solicit volunteers from the community to do this.

Motion was made to put up Christmas decorations using volunteer help.. Motion was seconded and approved.

Management Report:

Water cooler at the pavilion has a leak. Three plumbers were called and one finally agreed to come out and fix.

Based on the most recent water bills all of the irrigation has been turned off as requested.

A survey was conducted to determine what a fair dollar amount would be for the crew chief and laborers who would perform the landscaping duties for the front entrance. These figures plus some cost for plants, etc. will be looked at and compared to our current pricing.

A report was given on payment status of the quarterly assessments.

Previously reviewed status of 6 Muirfield.

It appears some vendors might be lacking proper workers comp and insurance documents being on file with Bundy. Proper parties have been notified of this deficiency and should be addressed. It is necessary to have this documentation just in case we get audited by these agencies.

Copy of the Design Standards section covering mailboxes was reviewed.

Committee Reports:

ACC:

Made a review of their meeting minutes.

Discussion concerning 28 Muirfield:

Letter addressing the condition of the property was mailed on 12/20/2007. Some how it has been determined that owner had not received so another letter was mailed on 1/15/2008 to another address of record. If no response is forthcoming then owner will be fined.

Discussion concerning 56 Muirfield:

Letter was sent regarding the violation. Have had no response from owner and violation still exists. It was agreed that owner will have until midnight of 2/4/08 to become compliant. If not in compliant at that time the owner will be fined and send another letter giving her another 30 days to become compliant. If owner chooses to resist another fine will be levied.

Regarding power washing. The number of times an owner power washes is irrelevant. What is relevant is that a home that shows mold must be power washed period. It has been suggested that the digital camera available to the Association be used to document all violations and a copy placed in the owners file so there can be no disputes going forward.

Gary will review the power washing with the ACC at the next meeting.

Lynn Cutshall attended the ACC meeting and expressed an interest in becoming a part of the committee. If Lynn is still interested than she is approved by the Board.

Beautification:

No updates

Infrastructure:

Gary indicated that he needs to talk to Kevin about two (2) areas around the lake that he has some concerns about.

Safety & Security:

No updates

Social:

See the next newsletter for a complete update.

Communications:

No update

Welcome & Recreation:

No update

Old Business:

Nothing discussed

New Business:

Discussed the need for a yield sign as you come off 278 going west.
Design Standards need to be updated.

The next meeting will be February 14, 2008 at 3:30PM at the EP Community Room.

The meeting adjourned at 5:30PM