

EAGLES'S POINTE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING JANUARY 10, 2007

The Eagles Pointe Property Owners Association Board of Directors meeting was called to order by Vice President, Wayne Butterworth, on January 10, 2006 at 3:07 P.M. Present were Wayne Butterworth, Kathy Bundy, Robert Bundy, Jim Morrison, Celia Beauchamp and Linda Lacy. Absent was Ray Schurgot.

Minutes of December 14, 2006, Meeting

The minutes were approved subject to verification of ACC Board Members.

Vice President's Report

Jim Morrison moved to approve the election of officers. Linda Lacy seconded the motion. The elections of officers were approved and are as follows:

Ray Schurgot – President

Wayne Butterworth – Vice-President

Linda Lacy - Secretary

Celia Beauchamp – Treasurer

Jim Morrison – At Large

An owner has responded to letter to remove trash and renew expired plates. Verification will be made in regard to the expired plates on the car as another car is parked behind it.

After a discussion concerning an owner's bankruptcy, the board requested Kathy Bundy to inquire to Lisa Estes, with Estes Law Firm, when we can bill again.

Homeowner requests the pergola at waste station be power washed and painted. The board will request the pergola be included in the bid for the recreation area.

Treasurers Report

Treasurer's reviewed expenditures through end of December, 2006 with no issues.

Celia motioned to approve invoices for payment for Road Reserve, LinksCorp and Thomas & Hutton. Jim Morrison seconded the motion. All accepted.

A discussion was held in regard to the budget for 2007 and holding a meeting with LinksCorp to analyze the budget with agreement that Ray should meet with them to understand how money is being spent.

The treasurer's report was accepted.

Management Report

Delinquency Report: There are five owners reported in arrears. One owner owes three quarters and two owners owe two quarters. Management reported an owner, with three quarters past due, was sent to attorney. Two owners owing for two quarters were being sent letters.

A discussion was held concerning an owner's fines as to when to turn over to our attorney. The board asked Management to send to attorney.

Water bills continue to be monitored as Glen Lake and Stratford are continuing to show water usage and possible leaks. Kevin with LinksCorp will check with Beaufort/Jasper for faulty equipment.

Several letters have been sent to violators of No Solicitation Policy by putting flyers, post cards and letters in resident mailbox tubes. The letters invited them to use our community newsletter to advertise their business.

The management's report was accepted.

Committee Reports

Architectural Control:

Wayne Butterworth, acting as POA Board liaison, attended ACC meeting January 8, 2007 and reported Janet Wurtz attended to consider volunteering to become a member. Jim Morrison motioned to approve Chad Grayson, Tom Burden, Bob Jurinko, Bob Stelmack and Talib Hakeen. Linda Lacy seconded the motion. All accepted. The ACC will rotate Chairman with each meeting. The ACC recommended to the board to approve Janet Wurtz for membership to the ACC.

A discussion by the board followed concerning approving an even number of members to the ACC and how to handle a tie should one occur in the voting process. A recommendation was made for Wayne Butterworth, the POA Board liaison, to break the tie. The vote to approve Janet Wurtz was tabled until the February POA Board meeting.

Tom Burden, Chad Grayson and Bob Jurinko will assess homes that need power washing and mailbox repair and other cosmetic requirements. Letters will be sent to homeowners. Violations and Fines will come from the board. Violations pertaining to signage on vehicles will be addressed at a future meeting after a discussion to possibly amend Design Standards.

Beautification:

The committee is getting bids for lattice to be added to pergola for shade. The funds are already approved in budget for this expense.

Infrastructure:

The board held a discussion on the walk around the lake in regard to drainage, path walls, and top coat. It was recommended we get a bit on completing the required work.

Safety & Security:

With no members designated for this committee, the board is responsible for the duties. After a discussion of parking violations, Wayne will issue tickets as violations occur.

Social:

No report.

Communications:

Woody will be notified to update website with events, photos etc. Sol Cicero will be publishing the community newsletter, "The Eagle Eye". There was a discussion to involve more residents in events and recruitment into committees.

Welcome & Recreation:

The committee continues to welcome new residents with gifts and local information.

The bulletin board arrived broken. Upon replacement, the bulletin board will be installed at the entrance by Kevin Morgan, Golf Superintendent, with LinksCorp.

The committee reports were accepted.

Old Business:

Celia recommended the board to hold a special meeting to discuss Aging Study.

Management is continuing to secure bids for power washing and painting recreation area with a target for completion prior to pool opening for 2007.

New Christmas decorations were purchased for entrance with Links sharing cost.

New Business:

An owner states he was not notified of an increase in assessments. The board agrees with management that the increase was included in the 2007 Budget report and is due.

The meeting was adjourned at 4:26 P.M.

The next meeting will be February 15, 2007 at 3:00 P. M.