

EAGLES'S POINTE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING October 11, 2007

The Eagles Pointe Property Owners Association Board of Directors meeting was called to order by President, Ray Schurgot, on October 11, 2007 at 3:40 P.M. Present were Ray Schurgot, Celia Beauchamp, Linda Lacy, Gary Bailey, Kathy Bundy, and Robert Bundy. Bryan Doughty and Kevin Morgan of Total Lawn Care were in attendance.

A discussion was held with Total Lawn Care to review recommendations of service and the 2008 lawn care budget expense. After a discussion, the board asked Total Lawn Care to repair the culvert at 25 Mulligan Circle.

Minutes of September 13, 2007, Meeting

Celia motioned to approve the minutes with one correction. Ray seconded the motion. The minutes were approved as read with the correction.

President's Report

The board approved \$3200 additional work at the recreational area performed by C E Lowther & Son. The board approved the initial billing from C E Lowther & Son for \$10,000 for recreational improvements.

A discussion was held in regard to the ACC meeting. The ACC was concerned residents are performing modifications prior to having approval. Celia motioned the board approve a fine of \$100.00 for failure to obtain prior ACC approval for modifications as outlined in Design Standards effective January 1, 2008. Additional discussion was held recommending the ACC amend the Design Standards to allow the fine. No second to the motion was made.

A discussion was held regarding the replacement of the lake pump. Linda motioned we approve Dickinson Well to do the work. Celia seconded the motion. The lake pump replacement was approved.

Treasurers Report

Celia reported she has reviewed expenditures through end of September, 2007. Celia moved to pay the Total Lawn Care bill. Celia moved to pay the Third Quarter Road Reserve. Celia moved to pay Stormwater System Monitoring of \$10,500. Celia moved to pay LinksCorp for 50% of the front entrance as required. Celia moved to pay \$8100 for the lake path repair and the \$750.00 for the culvert repair. A discussion was held in regard to 2008 budget and an increase in the annual assessment. A work session was scheduled to work on the 2008 budget. The treasurer's report was accepted.

Management Report

Delinquency Report: There are 16 out of the 249 owners on the aged receivables. One owner has a mailbox fine; one owner has a car tag fine. One owner has a lien. Six owners owe the July, 2006 quarter plus late fees and/or attorney fees. Four owners owe late fees or less. One owner has not paid his disputed \$100 fine. One owner has been sent to the attorney for demand letter. The POA has received fees for three closings in September.

A discussion was held in regard to the work approved to clean and paint the street signs. After another look at the bids, Celia motioned we rescind the approval for Frank Thomas and award the work to Chris Miller as his bid involved more work for less money. Gary Bailey seconded the motion. The bid by Chris Miller was approved.

A discussion was held concerning a catch basin at 132 Muirfield Drive. The board agreed to take another look at the situation.

A discussion was held in regard to the billing from Woody Mead for the annual charge for the POA website. The board approved the payment of \$119.40.

Management report was accepted.

Committee Reports

Architectural Control:

Linda Lacy, Ray Schurgot and Gary Bailey attended ACC meeting October 8, 2007. A discussion was held concerning the duties of the ACC and how they are to be carried out. Linda has decided to resign as the board liaison for the ACC as the ACC is not using the Design Standards to make decisions or performing their duties with fairness. The board discussed an appeal put before the board by a homeowner concerning a request for approval that was denied by the ACC. A letter will go to the homeowner to refer them back to the ACC board.

Beautification:

No news was reported.

Infrastructure:

A discussion was held in regard to a homeowner's concerns regarding improvements to the lake path. An invitation will be extended to welcome the homeowner to the next board meeting to further discuss his concerns.

Safety & Security:

No news was reported.

Social:

An Oldies Dance is scheduled for October 26th.

Communications:

The quarterly newsletter was delivered.

Welcome & Recreation:

No news was reported.

Old Business: The Annual Meeting was announced in the last newsletter. It was agreed to start the meeting at 6:30 P. M. A discussion was held in regard to 3 Board openings. To date, Joe Pantano submitted his bios to run for a position on the board. Gary Bailey will submit his bios to run for the position he is currently filling. Celia is considering running again. A discussion was held in regard to having someone from the third phase run for the board.

New Business:

No new business was discussed.

The meeting was adjourned at 6:00 P.M. The next meeting will be November 15, 2007 at 3:30 P.M.