

# DRAFT

## **Eagle's Pointe Property Owners Association 2022 Annual Meeting Minutes**

**Call to order:** The meeting began at 6:35 with proof of notice in packets sent by Bundy Management. There were 154 votes either in person or by proxy. The meeting was held in the Eagle's Pointe Clubhouse grillroom. Approval of 2021 minutes was moved by Gary Bailey and seconded by Edwina Hoyle.

**Report of Officers:** President Diane Hornung reviewed a summary of the year. Communications by email through Bundy and a newsletter being done by Genevieve Fitzpatrick and Amy Lyden are keeping our community informed. Several projects were completed with the help of many volunteers. The pool and pavilion had many upgrades such as painting, repairs to the stucco and replacement of the mulch with stone. We are now using a new pool company as of December 1. Sweetwater Pools will be our service. The playground was made safer and better looking. We are getting a second water meter for the pool to save money. The tennis courts are being resurfaced and four new pickleball courts added. The neighborhood streets are being resealed. Multiple requests for sharing the cost of Hallmark Golf streets have remained unanswered and those streets were not sealed. There are requests for estimates to fix sidewalks where marked. The landscaping contract has been changed to Brightview with some transition issues still ongoing. The golf course relationship is still tenuous. We have new legal representation to avoid a conflict of interest.

**Treasurer's Report:** The treasure's report was given by Secretary Gary McCamon. As of November 30, 2022, the reserve balance is \$642,509, ending the year under the expected budget. Inflation is causing a minor \$4 per month increase. This increase will maintain the reserve strength and improve financial outlook. Pool and landscape contracts are increasing. We had major expenses for the tennis court/pickleball courts, street sealing, pool plastering, and pool leakage detection. This total was \$129,000. These items were listed in the 2022 budget. However, the following items were not listed in the budget. For needed community maintenance, the pool deck was repaired and painted, wood was painted on the pavilion and fitness center, landscaping stone at the pool, replacing the mulch, and repairs made to the stucco. The total cost was \$45,000. The 2023 budget is in everyone's packet.

**Board of Directors:** The new directors will be Joe Alexander and Tom Weber, whom we wish well. A thank you was given to Gary McCamon for his 3 years of service and to Joe Sarnecky for his 1 year of service.

### **Committees:**

**Beautification:** Thanks to Dan Desmond for many years of service and is now stepping down as chairperson. He will remain on the committee. Cheryl Sarnecky will take over as chair.

**Welcome:** The members have welcomed 18 new homeowners with an Eagle's Pointe license plate, a bag and a fact sheet. This committee is chaired by Nancy McCamon.

**Social:** The social committee has had a busy and well-liked year with many activities. Some highlights are Octoberfest, concerts, picnics and the Toys for Tots toy drive. Well done! The co chairs are Jane Riccardi and Kathy Campbell.

**ACC:** The ACC had a very busy year under the direction of co-chairs Melissa Davies and Cheryl Sarnecky. Cheryl will be stepping down from leadership but remain on the committee as secretary. There were 141 submitted requests and 145 completed submittals. Submittals completed with a plot map helps to expedite projects being done in a timely manner. For tree removal, pictures and ribbon markings are needed for the submittal. The committee thanks the community for prompt pressure washing of homes. If you have questions, check the ADS or contact a committee member.

**Old and New Business:** All business was discussed in prior reports.

**Adjournment:** A motion to adjourn was moved by Greg Wrkich at 7:30pm.

**Open Forum:** Questions:

Meg Hendy had information for an onsite dumpster for yard waste.

Gary Bailey wants Eagle's Pointe Drive sealed and said he would have Walter Galdenzi from Hallmark Golf contact us the next day.

Ted Wagner had attorney and golf course questions which were not able to be answered with open questions in process now.

Nancy Epstein asked about safe operable doors to the building and to the member's room.

Jennifer Alexander brought up transfer fees. This is an open item now.

The open forum portion of the meeting was adjourned at 7:40pm.