

**EAGLEPOINTE TOWNHOME OWNERS ASSOCIATION
BOARD MEETING MINUTES**

ASSOCIATION NAME: Eaglepointe Townhomes
DATE AND LOCATION: January 16, 2018
CALLED TO ORDER AT: 16:53pm By Jeff Case

BOARD MEMBERS PRESENT:

1. Jeff Case
2. Paul Delacroce
3. Richard Karsh

BOARD MEMBERS ABSENT:

1. Robert Case

GUESTS IN ATTENDANCE: Gina Varin, Manager, Bob Westervelt, Beth Paulison, Ann Laird, Chris and Michelle Lobato and Chris Dudley

APPROVAL OF PREVIOUS MEETING MINUTES (October 24, 2017)

MOTION BY: Jeff Case **SECOND BY:** Richard Karsh/Paul Delacroce
APPROVED: Yes

APPROVAL OF FINANCIALS: Financials presented through 12/31/2017. Balance Sheet and Profit and Loss for 2017, also Profit and Loss a two year look back. Financials were approved. Discussions included the increase in HOA dues that became effective January 1, 2018. Has been met with a positive response. The Century Link bill has been canceled. The HOA was paying for internet, Landline and a fax line, the cost at \$170.00 per month. None of the services were being utilized. Comcast is now the host for our internet and with the purchase of a new Television we upgraded the package, only increasing the total by \$40.00. For a savings of \$130.00 per month. Other adjustments are Maintenance. (see section Maintenance Changes for details.)

MOTION BY: Jeff Case **SECOND BY:** Richard Karsh
ALL IN FAVOR: Unanimous **APPROVED:** Yes

APPROVAL 2018 BUDGET: The Budget for 2018 was presented at the last meeting (Annual Homeowner Meeting). It was at this time the decision to vote on an increase in HOA funds was discussed and approved. The cost increase from American Family Insurance was discussed and is in the process of submitting requests for better rates. The budget was adjusted with the changes and submitted at this Board meeting for approval.

MOTION BY: Jeff Case **SECOND BY:** Richard Karsh/Paul Delacroce
ALL IN FAVOR: Unanimous **APPROVED:** Yes

SECURITY ISSUES: Recently there was a vehicle break in. The visitor's vehicle was parked in the pool area. This is the third vehicle mishap in the last year. A discussion of installing cameras at the Club House to watch the mailbox area and the entrance at Eagle Point Summit. A discussion of incorporating a security service to do ride throughs was entertained. Vote to move forward with obtaining quotes for both, but to move forward with the security cameras and installation. Bids will be presented to the Board as they become available.

MOTION BY: Paul Delcroce **SECOND BY:** Richard Karsh/ Jeff Case
ALL IN FAVOR: Unanimous **APPROVED:** Yes

MAINTENANCE CHANGES: Discussion for changes to onsite Maintenance. It has been found that the need for maintenance during this time of year is little to none. A majority of the work is outside and unable to complete until spring. Gina met with Thomas and discussed the lack of work brings on the need to decrease hours. Thomas has accepted a full-time position with another property. Gina has put in motion the use of a laborer and an on-call team to take care of any maintenance issues. Homeowners, you will see a young man, Delando out and about the property. This will be a couple days a week. Delando will maintain property cleanup and he will be cleaning the Club House and pool area. In the spring he will start the painting where Thomas left off. This arrangement will allow the HOA to only be charged on an as needed basis. In spring we will address the need for more maintenance should it change.

REQUESTED BIDS FOR UPCOMING REPAIRS: Currently we have bids out for the concrete in the pool/hot tub area. Due to the current condition, our vendor whom takes care of the pool during the summer has recommended repairs before it is used for the upcoming summer months. Bids for pavement and landscaping are also being obtained.

EXCAVATION/NEW BUILD: Excavation for the first two buildings has begun. I know everyone has questions about the drainage. Especially in upcoming months. As soon as we have these plans and answers they will be provided to you.

DATE OF NEXT MEETING: Working Board Meeting, April 10, 2018 at 5:00 pm

MOTION TO ADJOURN MADE BY: Jeff Case **SECOND BY:** Richard Karsh/Paul Delcroce

MEETING ADJOURNED AT: 17:35PM

Respectfully Submitted by Gina Varin