

Eagle Point Homeowners Association
Board Meeting
November 04, 2011

Marie Drenthe, President, called meeting to order at 7:07 PM.

Those attending were: Walter/Linda Chaffee, Marie/Lowell Drenthe, Ashley/Mike Fayette, Jeff/Tammy Jarvis, Rich/Louise McFarland, Tom Green and Leon Tunnell.

Minutes - of the April 07, 2011 were approved as read.

No new members were in attendance.

Financial:

Treasurers Report:

Details of treasurer's report attached

As of October 31, 2011 we have in the

Checking \$ 1917.67

MM 16054.30

CD approximately 5400.00

Total \$ 23,371.97

Association Dues:

3 lots are delinquent 2, 3, and 17. Lot 2 is in foreclosure not sure what happened with the bankruptcy. The association received a summons regarding our interest in the matter on the foreclosure. It was decided not to answer the summons and wait until the lot has new owners and then bill them for the last 12 months plus any associated cost. We will monitor the foreclosure proceedings and as soon as there is a new owner, send a bill to them. Lot 17 owes for 2010 only as they paid 2011. They never responded to our January 5, 2011 letter requesting 2010 dues. Liens are on all these lots. Lot 11 owners have paid

all past due and present dues and Linda Chaffee filed a satisfaction of lien.

Lot 10 with house was sold to Leo and Barbara Petrone who will live here part-time.

Lot 20 was sold and the new owner is Tony Septico. He plans on building in the future.

Old Business:

ARC:

Lot T-4 had a pool and 6' fence installed. Lot T-3 is in the process of installing a 6' foot fence.

Landscaping:

Mike Fayette has volunteered to mow the mailbox area. Other members are mowing both WRA.

It was decided not to hire a lawn service for any mowing and continue as in the past.

Water report:

Carol Sebree had the water tested by Lake County Water Resource Management Laboratory and it was satisfactory.

A copy of the report is attached.

Covenants:

Since the last meeting no action has been taken regarding another amendment to the covenants regarding fences and other needs as it was decided to wait until after the lawyer was contacted. At this time the lawyer had not been contacted and we decided to go forth with pursuing a Fourth Amendment to our Covenants. Out of the eleven that have been previously suggested, 5 were selected to present to the members after the January annual meeting. The five chosen were Article IV, Section 1, 4 and 7; Article VI, Section 5, 16 and 44. Attached is the specific wording to be used for each item. In February or early March, letters will go out to all members for them to vote on the changes.

We will have the results for the April meeting.

New Business:

Gift Baskets:

A gift basket was delivered to all new members in Lots T-1, T-3 T-4 10 and 27. Lot T-2 is only here occasionally and we don't know when that is until we see them. Some items are perishable so we don't put the baskets together until we know someone will be home.

Budget for 2012: The board presented 3 possible budgets for 2012 to establishment an assessment figure.

1. The same as last year, creating more excess
2. Using 2011 actual expenses for a budget
3. Using the figure in 2 and further reducing it by using excess funds from previous years.

After discussion it was unanimously decided to go with budget # 2. This will be an assessment of \$163 per member. Assessment letters will go out in mid-November with a proxy form.

Election:

One board position will expire at the annual meeting. Linda Chaffee will continue as Secretary/Treasurer if no one decides to run.

Dog Control: The members who have dogs were alerted to the leash rules of the county. All agreed to keep dogs confined in yards or on a leash at all times. A dog not living in the community is frequently coming into our community and if it becomes a further problem, the owner will be notified.

Speed limit sign: Mike Fayette will check into having signs installed. He will check with the county regarding this.

Caesar Geiger requested the association look into deeding over the association 10 feet in front of properties T-1, T-2 and T-3. Lowell Drenthe will research the 10' in question and report at the annual meeting.

Annual meeting:

Place of annual meeting will be looked into by Richard McFarland and Marie Drenthe.

Annual meeting letter will go out mid December with a proxy to only those who have not already sent one back.

Meeting was adjourned at 9:05 PM

Respectfully submitted,



Linda Chaffee, Secretary

