

EAGLE POINT HOMEOWNERS, INC.

BOARD MEETING

SEPTEMBER 26, 2007

CALL TO ORDER:

Meeting was called to order by Vice-President Dave Waddington at 1:30 pm. Board members present Waddington, Ann Baillis, Verna Tromley, and Kathleen Lapcinski. A quorum was present.

MINUTES:

Motion made by Dave Waddington to dispense with the reading of the minutes from the May 23, 2007. Seconded by Kathleen Lapcinski and passed. Motion made by Verna Tromley to approve the minutes of May 23, 2007. Seconded by Kathleen Lapcinski and passed.

TREASURER'S REPORT: Kathleen Lapcinski gave report as of September 19, 2007. Report filed for audit (copy attached)

MANAGER'S REPORT:

John Tarnowski gave information on wireless internet. Information will be posted to see if any interest in the park, will need 20% participation. A \$29.00 one time charge, waive first month fee, \$8.95 per month, 2 accounts, unlimited usage, no contract. Computer in Recreation Hall is hooked up. Sewer and pool will be addressed later in meeting

STANDING COMMITTEES:

AUDIT: Helen Petty reported everything in order.

BUILDING & GROUNDS:

Dave Waddington reported on the work on the gate to storage area, should be completed soon, raised manhole. City was in regarding pump failure during heavy rains, infiltration of ground water into sewers, checking into doing video of main sewer line. Pool filtration upgrade, have received three bids to consider for this project.

SPECIAL COMMITTEE REPORTS: No Reports

OLD BUSINESS: None

NEW BUSINESS:

Consideration of temporary Chairperson replacement to the Development Committee;

Motion made by Kathleen Lapcinski to appoint a temporary Chairperson for the Development Committee in absence of Carolyn Swartz and to appoint Ann Baillis as the temporary Chair. Seconded by Verna Tromley ; passed.

DEVELOPMENT & NEW HOMES PLACEMENT: A request for a hardship rental variance will be given to the Development Committee for evaluation and consideration. Committee will make a recommendation to the Board at the next Board meeting

FINANCE: Kathleen Lapcinski reported on sewer and pool issues. Looking at the budget for next year.

Sewer: City is concerned about the amount of water being pumped from our sewer system and capacity of equipment. Major problem is water infiltration. Damages to existing sewer system. Sewer system needs repair

Finance committee will work on repair plan and time line.

Swimming pool is in immediate need of repair. After the inspection by three pool companies, the Board was r aware of an electrical problem and possible safety hazard to the residents using the pool. The Board has a obligation and is libel to protect the residents of Eagle Point from possible injuries. A temporary repair would cost \$500 to \$1000. Total repair of the pool will cost approx. \$20,000. Discussion followed with the resi attendance regarding doing temporary repair or going ahead with the total repair.

Question to define household: discrepancies found in bylaws, Board will work on definition of househo Information has been given to our attorney for clarification.

The question of the shares has been taken care of and resolved. No one household owns more than 20 shares.

Kathleen Lapcinski entertained a motion to proceed with an emergency repair to the pool.

Motion made by Verna Tromley to have Kathleen Lapcinski proceed with an emergency repair to the pool. Seeking a contract and permits required immediately. Seconded by Dave Waddington and passed.

ANNOUNCEMENTS:

Board Workshop - October 17, 2007 - 10:00 am. - Office Conference Room

Board of Directors Meeting - October 24, 2007 - 1:30 pm. - Recreation Hall

MEETING ADJOURNED:

Motion made by Verna Tromley to adjourn the meeting seconded by Kathleen Lapcinski and passed. M adjourned at 2:24 pm.

(meeting recorded)

Respectfully submitted by,

Ann Baillis, Secretary

Attest:

DATE

LARRY RHOADES, PRESIDENT

DATE

ANN BAILLIS, SECRETARY