

**EAGLE POINT HOMEOWNERS, INC.**  
**BOARD OF DIRECTORS MEETING**  
 March 25, 2009

**CALL TO ORDER:**

Meeting called to order 1:30 P.M. in Recreation Hall.

**ROLL CALL:**

Kathleen Lapcinski, Fred Slager, Bea Curry, Larry Dobson, Ken Robert, Larry Rhoades and Helen Petty. Quorum present.

**READING OF MINUTES:**

The minutes of the February 25, 2009 meeting read and approved as read.

**CHANGE IN AGENDA:**

Kathleen Lapcinski made a change for special consideration of old business to postpone information for purchase of Bingo Equipment until she has final cost available. She will have information at April Meeting. She also would like to propose that we purchase a septic or snake auger for our size tile.

**TREASURERS REPORT:**

Kathleen Lapcinski ( Minutes on file).

**STANDING COMMITTEE REPORTS:**

- Audit – Fred Slager. Minutes on file
- Building & Grounds – Ken Robert. Minutes on file
- Development – Bea Curry. Minutes on file.
- Finance – Kathleen Lapcinski. Minutes on file.
- Social – Helen Petty. Minutes on file.

**SPECIAL COMMITTEE REPORTS:**

Kathleen Lapcinski gave an update on the P.A.C. We should join the S.W.R.O.C. for a membership fee of \$40.00 per year. To keep us informed of happenings.

**OLD BUSINESS:**

A motion was made by Ken Robert (attached)

That the Board of Directors reject the proposal to allow recreational vehicles including Motor Homes, Fifth Wheel Trailers, Travel Trailers and slide-in campers to be placed in the storage area. This restriction shall also include motor vehicles and motor vehicles on trailers. I further move that the Board reject the idea of charging residents for use of the storage area.

Seconded: Helen Petty.

Discussion followed .

Board voted unanimously to approve                                 7 YES                     0 NO                     PASSED

**NEW BUSINESS:**

A motion was made by Bea Curry (attached)

That a request from John Burke, Lot #234 to place two rubber maid storage sheds at the rear of his home be referred to the full development committee for further consideration

Seconded: Fred Slager

Discussion followed and Development Committee feels that they need to talk directly to new owner, John Burke as he is not in residence yet.. She has been talking to seller.

Board voted unanimously to approve 7 YES 0 NO PASSED

A motion was made by Ken Robert (attached)

That the Board of Directors authorize the purchase of an 8,000 watt portable generator to run both sewer pumps during extended power outages at a cost not to exceed \$1,500.00

Seconded: Kathleen Lapcinski

Discussion followed.

Board voted unanimously to approve 7 YES 0 NO PASSED

A motion was made by Ken Robert (attached)

That the Board of Directors authorize the purchase of two replacement golf carts at a combined cost not to exceed \$5,500.00 total for both carts. I further move that Manager, John Tarnowski be authorized to select the replacement carts and negotiate the purchase price in the best interest of Eagle Point.

Seconded: Fred Slager

Discussion followed. New versus Used and was decided it was cost prohibitive to purchase new.

Board voted unanimously to approve 7 YES 0 NO PASSED

A motion was made by Ken Robert (attached)

That the Board of Directors pursue renovations, modifications and improvements to the Social Hall restrooms and the areas known as the Laundry room, poker room and storage room; Resulting in improved restrooms, more accommodation to the disabled and one common area to be known as the Multi-purpose Room, including library book shelves, large tables, closets for paper goods and holiday decorations, and other amenities to increase capacity and utility. This room we be air conditioned. All areas to have new ceiling, floor covering and new lighting.

Seconded : Bea Curry

Discussion followed and opened to the floor. Over all project to cost \$39,808.00. Bathrooms \$22,000.00, Multi-purpose Room \$9,642.00, Hallway \$1,760.00, rear laundry Room \$6,168.00 for a total of \$39,808.00 and that is with a high estimate. Money is to be taken from Reserve Account. Kathleen pointed out that within 6 months the Reserve account will be the same after withdrawing this amount.

Board voted unanimously to approve. 7 YES 0 NO PASSED

Larry Rhoades reminded Shareholders that a special Shareholders Meeting will need to be held within 2 weeks, since we have to have permission to spend more than \$10,000.00 on a project.

A motion was made by Ken Robert (attached)

That the east end of the storage room adjacent to the East Wing of the Social Hall be converted to a Laundry Room. A 10 ' by 10' shed will be purchased to replace the storage area

utilized to accommodate the laundry room. This will eliminate the possibility of water damage and eliminate laundry machine noise in the new Multi-purpose Room, avoiding having to designate specific times for laundry activities. The price will be off-set by a reduction in cost to the Multi-purpose room

Seconded: Kathleen Lapcinski

Discussion followed.

Board voted unanimously to approve 7 YES 0 NO PASSED

A motion was made by Ken Robert (attached)

That an asphalt pathway be constructed from Center Street, around the shuffle board courts, to the swimming pool. This would eliminate the unattractive path of dead grass created by servicing the swimming pool. Additionally, it would serve as an easy pathway for those utilizing the new laundry room, riding golf carts or three wheel bikes.

Seconded: Bea Curry

Discussion followed.

Board voted unanimously to approve 7 YES 0 NO PASSED

A motion was made by Bea Curry (attached)

That the proposal from Don and Jo Flash, unit #90 to produce the Eagle Point Resident Photo Album be approved.

Seconded: Fred Slager

Discussion followed. Photos will be done in house by Don and Jo Flash.

Board voted unanimously to approve. 7 YES 0 NO PASSED

A motion was made by Kathleen Lapcinski (attached)

That the Park purchase an Automatic Drain Cleaner for the 1 1/2" – 4 " drain lines at a cost not to exceed \$700.00.

Seconded: Ken Robert

Discussion followed;

Board voted unanimously to approve 7 YES 0 NO PASSED

Past Board Members, Carolyn Swartz and Dave Waddington were recognized for serving 2 years on the Board of Directors.

#### COMMENT PERIOD:

Present generator we have will be used for the front entrance in emergency situations.

Will all Shareholders be permitted to vote in the Reserve Referendum. Yes they will. We will get necessary paper work to on sight Shareholders and mail to out of town Shareholders. Special Shareholders Meeting will be held April 8, 2009 1:30 pm in Social Hall.

A motion was made by Kathleen Lapcinski (attached)

That the Board of Directors call for a special meeting of the Shareholders for April 8, 2009 to vote for funding from the reserves the purposed renovations of the restrooms, hallways and multi-purpose room for an amount not to exceed \$40,000.00..

Seconded: Helen Petty

Board voted unanimously to approve 7 YES 0 NO PASSED

ANNOUNCEMENTS:

Nancy Quillen has agreed to be Nominating Committee Chair.  
Manager/Board Workshop – April 15,2009,10:00 am – Office  
Board of Director’s Meeting - April 22,2009 – 1:30 pm – Social Hall.

ADJOURNMENT:

Motion to adjourn: Fred Slager,seconded,Kathleen Lapcinski. Meeting adjourned 3:10 pm.

Respectfully submitted,

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Helen Petty ,Secretary

\_\_\_\_\_  
Approval Date

\_\_\_\_\_,President

\_\_\_\_\_,Secretary

