

**EAGLE POINT HOMEOWNERS, INC.
BOARD OF DIRECTORS MEETING
DECEMBER 8, 2010**

CALL TO ORDER:

Meeting called to order at 1:30 p.m. in the Social Hall.

ROLL CALL:

Larry Dobson, Phyllis Kuc, Kathleen Lapcinski, Nancy Quillen, Larry Rhoades, Bob Roth, Charlie Worden Quorum Present

READING OF MINUTES:

Minutes of November 17, 2010 meeting read and approved.

TREASURER'S REPORT:

Kathleen Lapcinski gave report. (Filed)

STANDING COMMITTEE REPORTS:

Audit-Bob Roth-No audit meeting until December 14, 2010.

Building and Grounds-Larry Dobson--Met on November 29, 2010. (Filed)

Development and Planning-Charlie Worden-Met on November 29, 2010. (Filed)

Finance-Kathleen Lapcinski-No meeting, however Budget was submitted.

SOCIAL COMMITTEE:

Nancy Quillen gave report. (Minutes on file)

SPECIAL COMMITTEE REPORTS:

Larry Dobson—Defibrillators will be discussed further after January 2011.

OLD BUSINESS:

Charlie Worden - Reconsideration of a request for a rental variance for Unit #181. After further correspondence with the family the committee approved the request for a rental variance on this unit. A motion will be made under New Business regarding this item.

NEW BUSINESS:

a. Motion by Larry Dobson 2nd by Nancy Quillen: The removal of two dying fruit trees at Unit #118 be approved. Motion carried.

b. Motion by Larry Dobson 2nd by Kathleen Lapcinski: The removal of 1 Live Oak tree on Unit 151 not be approved as the tree appears to be healthy. Motion carried.

c. Motion by Charlie Worden 2nd by Nancy Quillen: The rental of Unit #239 from mid-December 2010 through mid-March 2011 be approved. Motion carried.

d. Motion by Charlie Worden^{2nd} by Nancy Quillen: The rental variance for Unit #181 be approved. Motion carried.

e. Motion by Kathleen Lapcinski ^{2nd} Charlie Worden; That the Board approve the 2010/2011 Proposed Budget as presented and recommended by the Finance Committee, and as amended by Board Members when presented 12/1/2010 and mailed to shareholders in their annual election packet. Motion carried.

COMMENT PERIOD:

It was agreed to limit comments to a 3 or 4 minutes.

Eight residents commented upon the issue of Recreational Vehicles being permitted in the boat yard.

PRESIDENTS COMMENTS:

The shareholders annual election packets will be mailed on December 20, 2010

The 'Meet the Candidates Night' will be held on Tuesday, January 11, 2011.

Next Board Meeting will be Wednesday, January 19, 2011

Budget and Annual Shareholder Meeting are on Tuesday, January 25, 2011

MOTION TO ADJOURN:

Nancy Quillen

^{2nd}. Kathleen Lapcinski

Respectfully submitted _____

Phyllis Kuc, Recording Secretary

APPROVED: _____

(Date)

Larry Rhoades, President

Phyllis Kuc, Secretary