

EAGLE POINT HOMEOWNERS, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 16, 2011

1. CALL TO ORDER:

Meeting called to order at 1:30 pm in Social Hall.

Agenda change: Under New Business, Item (g): change request from #165 & #165 to: request from #165 & #166 to install a storm drain.

2. ROLL CALL:

Larry Dobson, Phyllis Kuc, Larry Rhoades, Bob Roth, Joseph Usher, Charlie Worden.
Quorum present.

3. READING OF TWO SETS OF MINUTES:

Minutes of January 19, 2011 Board of Directors "regular" meeting read and approved.

Minutes of a special "Board of Directors Organizational Meeting" held on January 28, 2011 read. The purpose of this meeting is to elect and appoint people to their varying responsibilities during the next calendar year. A copy of these minutes is on file.

This report was read and approved with one small change as follows: The next regular meeting of the Board of Directors will be held on February 16, 2011. not February 26, 2011.

4. TREASURER'S REPORT: Bob Roth gave report. Report is on file.

5. STANDING COMMITTEE REPORTS: Each chair, as they gave their report, introduced their new committee members for the year.

Audit: Joe Usher gave report-- met Feb.11, 2011. All documents in order.

Building & Grounds: Larry Dobson--met on 2/7/11. Report on file.

Development: Met on 2/8/11. Report on file.

Finance: Bob Roth--No official report.

Social Committee--Phyllis Kuc. Informal report on present concerns, future hopes.

Charlie Worden made a motion, 2nd Bob Roth: Approve the names as submitted by each of the Chairs, or their representative, for the committee structure for the coming 12 month period.
Motion carried.

6. No Special Committee Reports

7. Recognition of a past Board Member: On behalf of all of us, Larry Rhoades recognized Kathleen Lapcinski for her dedicated service to the Board and to the park for the past 4 years.

8. OLD BUSINESS: None

9. NEW BUSINESS:

a. Motion by Larry Dobson, 2nd by Joe Usher: we approve a sum not to exceed \$7,000 for repair of our Social Hall roof, and replacement of gravel stop and first row of shingles below gravel stop. Funding to come from reserve funds. Motion carried.

b. Motion by Larry Dobson, 2nd Joe Usher--we approve a sum of \$1,200 for an Annual Service & Repair contract for our clubhouse roof. Motion carried.

- c. Motion by Larry Dobson, 2nd by Joe Usher--we move the STOP sign now in front of the Social Hall to the corner of 4th and Center Sts. Also that striping be put in front of the Social Hall, and our mailboxes, to caution and slow traffic. Motion carried.
- d. Motion by Charlie Worden, 2nd by Bob Roth--the request by Unit 129 to place patio blocks at the rear of the unit be approved. Motion carried.
- e. Motion by Charlie Worden, 2nd by Joe Usher--the request by Unit 233 to rent for the month of March 2011 be approved. Motion carried.
- f. Motion by Charlie Worden, 2nd by Bob Roth--the request by Unit 84 to rent the unit for the months of Feb., Mar., and April 2011 be approved. Motion carried.
- g. Motion by Charlie Worden, 2nd by Larry Dobson--the request by Unit 165 to correct a water runoff problem that effects both Units 165 & 166 be approved. Abstention Joe Usher. Motion carried.
- h. Consideration of appointment of a temporary board member due to resignation of Nancy Quillen. Motion made by Bob Roth, 2nd by Charlie Worden-- that Kathleen Lipinski be appointed a temporary board member for a period not to exceed four months, effective immediately. Motion carried.

10 Comment Period:

Park Directories are done.

AC is completed.

Commercial dumpster is locked. You can get key from office.

Home trash removal is included in tax bill. We pay a fee for commercial dumpster. We are paying twice if you use commercial dumpster.

There was a comment on fast traffic. Some calming methods?

ANNOUNCEMENTS & PRESIDENT'S COMMENTS:

Manager's agenda workshop: Wed. March 16,2011 at 10am

Board of Directors meeting: Wed. March 23 at 1:30pm.

ADJOURNMENT.

Respectfully submitted _____
Phyllis Kuc, Recording Secretary

APPROVED: _____
(Date)

Larry Rhoades, President

Phyllis Kuc, Secretary