

EAGLE POINT HOMEOWNERS, INC.
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
October 26, 2011

1. CALL TO ORDER:

Meeting called to order at 1:30 pm by the President in the Park's Social Hall.

2. ROLL CALL:

Present: Larry Rhoades, Bob Roth, Joseph Usher, Nancy Quillen, Phyllis Kuc Absent: Larry Dobson, Charlie Worden: Quorum present.

ADDITIONS TO AGENDA:

Three Additions to AGENDA, regarding rental of units, will be discussed under New Business

3. READING OF MINUTES:

Minutes of April 27, 2011 meeting read and approved.

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

5. STANDING COMMITTEE REPORTS:

Audit: Joe Usher gave report-- met 3 times over summer -- all documents
In order.

Building & Grounds: John Tarnowski gave report on all improvements completed in the park over the summer months.

Development--To be discussed later in meeting

Social Committee--Nancy Quillen gave overview of all activities that went on in the park this summer.

6. NO SPECIAL COMMITTEE REPORTS

7. OLD BUSINESS:

Motion by Joe Usher, 2nd by Nancy Quillen to remove from the table the motion from April 27 2011 meeting to whit: "that a request to install pavers between the curbed area and the roadway at Unit #201 be denied".

Motion to “remove from the table” the motion to allow installation of pavers between curbed area and the roadway at #201 by Joe Usher, 2nd Nancy Quillen.

Discussion followed.

Motion to allow installation of pavers between curbed area and the roadway at #201 be allowed.” Motion passed

8. NEW BUSINESS:

a. Regarding the ongoing question of the sale/rental of Unit 181, the family has received correspondence from the Park’s lawyer as to our position on the sale price/and or rental of the home. We are awaiting a reply.

b. Larry Rhoades moved “that the request from the homeowner at 206A to rent from December 1, 2011 to March 31, 2012 be approved.” 2nd Joe Usher

Nancy Quillen recused.

Motion carried unanimously.

c. Larry Rhoades moved “that the request from the homeowner at Unit 212 to rent from January 2012 to April, 2012 be approved.” 2nd Joe Usher

Motion carried unanimously.

d. Larry Rhoades moved “that the request from the homeowner at Unit #227 to rent from December 2011 to April, 2012 be approved. 2nd Nancy Quillen

Motion carried unanimously.

e. Larry Rhoades announced that Board member, and Chairman of the Development Committee, Charlie Worden, will be moving from the park immediately. As of this date, no “official” resignation has been received. In order to provide for the efficiency of the Board and the stability of the Development Committee, Larry Rhoades will take responsibility for the vacancy on the Board, until “official” resignation received. Moreover, Johnnie Taylor will also become a member of the Development Committee to help out.

Two requests that came to the Board’s attention will be referred to the Building and Grounds Committee re: Units#109 and 234, and one request to the Development Committee from a unit regarding a modification to their property.

9. COMMENT PERIOD:

CONSIDERATION OF ANNEXATION:

Bob Roth read a list of the advantages and disadvantages of annexation. This is a list of information we have to date. If anyone has more up-to-date info, please come forward and present what you have for all to hear.

ADVANTAGES:

Better, faster coverage by Fire & Rescue (on Acline)

15% reduction in water bill, 25% reduction in sewage for the park (30K)

More police patrols by city

All structures park-wide will be accepted “as-is”. Meaning, if anyone has construction that was not permitted, it would be deemed acceptable

Increased garbage collection to twice a week (negotiable to 1?)

Be part of a smaller community (deal with small City Counsel not County Board)

DISADVANTAGES:

Maintenance Assessments increased: BUT non-ad valorem taxes will go away, city doesn't collect these taxes.

Will be charged for garbage disposal which will be moved over to your assessment. (Up or down? Don't know yet)

County will continue to handle Tax Assessments

DISCUSSION POINTS:

This info. was given at a meeting 6 months ago. A meeting is being pursued with the “man with all the answers” Mr. Dennis Murphy. We are hoping to have a Q&A session with Mr. Murphy so he can answer your question from his knowledge base. (Addendum: There will be a Q&A in late Nov. hopefully.) Will publicize well ahead.

RESIDENT COMMENTS:

Can we have County and City reps here at the same time?

Why discuss now when all answers not available?

Why does City want EP? Tax base? To straighten out irregular boundaries?

City income Tax?

Talk to Windmill as to why they are not going with city? Legal fees?

County and City reps at separate times?

Will we have water meters?

Nothing happens without a full Park resident vote on this important issue.

Thanks for the new Bulletin Board.

Support nominating committee.

Bingo is back.

10. ADJOURNMENT:

Respectfully submitted,

Phyllis M. Kuc, Secretary

APPROVED:____/____/____

Larry Rhoades, President

Phyllis Kuc, Secretary