

**EAGLE POINT HOMEOWNERS, INC.  
BOARD MEETING  
APRIL 25, 2007**

**CALL** **TO** **ORDER:**  
Meeting was called to order by President Larry Rhoades at 1:31 pm. Board members present Larry Rhoades, Dave Waddington, Carolyn Swartz, Ann Baillis, Verna Tromley, Kathleen Lapcinski, and Fred Slager. A quorum was present.

**MINUTES:**

The minutes of the March 28, 2007, were read by the Secretary approved as corrected. April 11, 2007 meetings were read by Secretary and approved as read.

**TREASURER'S REPORT:** Kathleen Lapcinski gave report as of end of year March 31, 2007. Report filed for audit. (copy attached)

**MANAGER'S REPORT:** John Tarnowski gave information about cost of mowing increasing with present company. Discussion of another lawn care company. Need to make a decision immediately. Taking down decorations for installation of bingo board.

**STANDING COMMITTEES:**

**AUDIT:** Fred Slager reported on meeting of April 20, 2007. No discrepancies. Next meeting May 18, 2007. (copy attached)

**BUILDING & GROUNDS:** Dave Waddington reported on meeting of April 16, 2007. Street sign replacement. (copy attached)

**DEVELOPMENT & NEW HOMES PLACEMENT:**  
Carolyn Swartz gave report on meeting of April 17, 2007. Rentals, reviewed request of #115 for shed. Next meeting May 22, 2007. (copy attached)

**FINANCE:**

Kathleen Lapcinski reported on meeting in April 2007. Working on employee packages, looking at Gab Robins report, resolution. Next meeting May 15, 2007. (copy attached)

**SPECIAL COMMITTEE REPORTS:**

**SAFETY**

**COMMITTEE:**

Larry Strother reported committee working on disaster plan, May 8, 2007 10:00 am. work party for Recreation hall shutters. meeting May 7, 2007 10:00 am.

**NOMINATING COMMITTEE:** Larry Rhoades has asked Betty Jett to chair the Nominating Committee.

**SOCIAL COMMITTEE:** Don Stewart nothing to report.

**OLD BUSINESS:** No old business.

**NEW BUSINESS**

Presentation of a plaque to be placed on the fence of the storage yard, in recognition of the volunteers and contributors who made the fence around the storage yard possible. Committee included Vinny Flynn, Ray Flannery, Glen Petty, Frank Kelcher, Dave Clark, John Cherico, Norm Samuelson, Klaus Kirstein, Fred Slager and Don MacLean. Special thanks to Glenn Petty for the creation of the plaque.

Motion made by Fred Slager to adopt the Rules and Regulations revised as of April 25, 2007. Seconded by Kathleen Lapcinski and passed.

**BUILDING & GROUNDS:**

Motion made by Dave Waddington to approve the replacement and installation of new street signs, stop signs and posts not to exceed \$1700.00 total. Seconded by Fred Slager and passed.

Motion made by Dave Waddington that we retain American Grounds Keeping at a cost \$10.05. Seconded by Ann Baillis. Discussion followed. Motion withdrawn.

Motion made by Fred Slager to authorize Dave Waddington to sign a contract with any lawn care company. Seconded by Verna Tromley and passed.

**DEVELOPMENT & NEW HOMES PLACEMENT:**

Motion made by Carolyn Swartz that Dave Budosh #115 be granted permission to be allowed to have utility shed built. Seconded by Kathleen Lapcinski and passed. (copy attached)

Motion made by Carolyn Swartz that prior to the granting a variance from the PARK RULES regarding guests or guest usage, or the granting of may approval for rental, all pending improvements required under the lease agreement between the HOMEOWNER and the PARK must be completed and approved. Seconded by Kathleen Lapcinski and passed (copy attached)

**FINANCE:**

RESOLUTION BY EAGLE POINT HOMEOWNERS, INC. to authorize 3 officers, President Larry Rhoades, Treasurer Lapcinski, and Secretary Ann Baillis to act as agents on behalf of the Corporation on accounts at Englewood Bank, Gulf Cov Branch and First State Bank of Arcadia, Main Bank. . Seconded and approved.

Kathleen Lapcinski reported that the street paving will be done this summer and will be paid for by the reserve fund and borrowing from Operating Budget with repayment in January 2008 with Shareholder approval.

**SOCIAL**

**COMMITTEE:**

Motion made by Verna Tromley to form a committee to research how many people can safely be seated during a dinner dance in the social hall with drawings and measurements and making recommendations to the board of directors. Automatically dis November 1, 2007. Seconded by Carolyn Swartz and passed. (copy attached)

Motion made by Verna Tromley to form a special committee to research, investigate possibilities, make recommendations to th board and formulate a plan to refurbish the main body of the social hall including the lounge. Seconded by Kathleen Lapcinski. Discussion followed. Vote taken 3 yes, 3 no, President Larry Rhoades tie breaker voted no. Motion failed. (copy attached)

Discussion of new chairs for the Recreation Hall. Three samples on display with prices.

Motion made by Fred Slager to purchase 225 new chairs from Sam’s Club for the Recreation Hall. Seconded and passed.

**ANNOUNCEMENTS:**

- Board Workshop - May 16, 2007 - 10:00 am. - Office Conference Room
- Board of Directors Meeting - May 23, 2007 - 1:30 pm. - Recreation Hall

**MEETING ADJOURNED:**

Motion made by Dave Waddington to adjourn the meeting seconded by Fred Slager. Meeting adjourned at 3:36 pm. (meeting recorded)

Respectfully submitted by,

Ann Baillis, Secretary

Attest:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DAVE WADDINGTON, VICE PRESIDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ANN BAILLIS, SECRETARY

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