

**First Eagles Point Homeowners Association
Board of Directors Meeting
Minutes of July 18, 2018**

PRESENT:	Wendy Harris	President
	Marvin Adair	Vice President
	Mac McCurdy	Secretary/Treasurer
	Teresa Beecraft	Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	Al Reuter	Director

The meeting was called to order at 7:00 PM by Wendy Harris.

Approval of Minutes

A **motion** was duly made by Mac McCurdy and seconded by Marvin Adair to approve the April 15, 2018 minutes of the Board of Directors meeting. *Passed.*

Manager's Report

The Association Manager submitted a short written report including financial statements through June 2018. A **motion** was duly made by Mac McCurdy and seconded by Teresa Beecraft to approve the financial reports, as presented, through June 2018, subject to audit. *Passed*

There was a discussion regarding each of the past due accounts.

New Business

Update on Lot Mowing Program

All agreed that the lot mowing went better than in prior years despite the fact that there are still two lots that have not yet been mowed and that the people doing the mowing didn't always remove the debris and / or cut down the Chinese Elm trees and the rabbit brush. As part of this discussion, Mac McCurdy expressed his concern regarding number of owners who had failed to mow properly – not all the Elm trees or Rabbit Brush was mowed – and the general failure to properly clean up after the mowing was completed.

A suggestion was made by Marvin Adair that we raise the assessments for lot owners and simply mow their lots for them. After some discussion, the Association Manager was directed to contact Western Law Group to confirm that the Board could increase the lot assessment rate to the same amount as the houses with lots then include lot mowing in the fee in the same way that the Association includes trash service in the house lots. If it is possible the board may change the assessment rates accordingly with the new fiscal year.

Other Business

Mac McCurdy suggested that we invite Robert Bjerstedt, 108 Eagle Ridge Drive to the next Board of Directors Meeting as a follow up to his comments at the Annual Meeting about making some landscape improvements in First Eagles Point. The Board asked the Manager to contact Mr. Bjerstedt and see if he is willing to bring some landscape improvement suggestions to the next Board Meeting so that it could be

budgeted for in next year's budget. One suggestion that the Board discussed was to plant several new trees and nice bushes in the Common Area across from the central mail boxes.

BMSA Delegate Report

Al Reuter, BMSA Delegate, was unable to attend the meeting, thus there was no BMSA Delegate report.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Teresa Beecraft and seconded by Mac McCurdy to adjourn the meeting at 7:51PM. *Passed*