

**First Eagles Point Homeowners Association  
Board of Directors Meeting  
Minutes of July 17, 2019**

<b>PRESENT:</b>	Marvin Adair Mac McCurdy Al Reuter	Vice President Secretary/Treasurer Director
<b>ALSO PRESENT:</b>	Keith Lammey Sara McCurdy Greg Davidson	Association Manager Member Contractor
<b>ABSENT:</b>	Wendy Harris Teresa Beecraft	President Director

The meeting was called to order at 7:11 PM by Marvin Adair.

#### **Approval of Minutes**

A **motion** was duly made by Mac McCurdy and seconded by Marvin Adair to approve the April 17, 2019 minutes of the Board of Directors meeting. *Passed.*

#### **Manager's Report**

The Association Manager submitted a short written report including financial statements through June 2019. There was a discussion regarding each of the past due accounts. A **motion** was duly made by Mac McCurdy and seconded by Marvin Adair to approve the financial reports, as presented, through June 2019, subject to audit. *Passed*

#### **New Business**

##### **Review 2019 Lot Mowing Contract – Progress and Challenges**

The Association Manager explained that all of the vacant lots have been mowed once; however, the contractor experienced substantial challenges during the mowing process due to the number of large rocks that are on most of the lots. All present expressed concerns about the possibility of personal injury to the residents and equipment operators as well as possible property damage if the contractor continued to use motorized equipment to mow the lots to an approximate six inch height as required by the existing contract and by the Association's Covenants.

Several possible alternatives were discussed. Following a long discussion, the general consensus was to have the contractor only mow fifteen foot wide borders on the edge of the lots that face the street or streets if the lot fronts more than one street. This fifteen foot wide area should be mowed to approximately six inches. The remainder of the lots will be mowed to approximately twelve inches height; provided that it can be done without damaging the motorized mowing equipment and without risking injuries to the residents or contractors or damage to property. In the event the interior of the lots cannot be safely mechanically mowed, the contractor will "weed whip" the larger weed areas leaving the native grasses. Once this process has been tried, the board will consider modifications to the existing contract.

The contractor explained that the Chinese Elm trees on these lots will be sprayed this fall and cut down either late fall or next spring.

## **Other Business**

Mac McCurdy and Al Reuter asked whether or not the Battlement Mesa Service Association had indicated if the curbs on both sides of the entrance into Eagles Point could be moved back allowing a wider turn radius from Spencer Parkway onto Eagle Ridge Drive. The Association Manager indicated that he would follow up with the Battlement Mesa Service Association on this issue.

Sara McCurdy suggested that the Association contact the owners of the lots which have vines growing over the Association's white fence and ask them to remove the vines since their weight could damage the Association's fence.

## **BMSA Delegate Report**

Al Reuter explained that he was unable to attend the most recent Battlement Mesa Service Association meeting, thus he had no report.

## **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Wendy Harris and seconded by Al Reuter to adjourn the meeting at 8:07 PM. *Passed*