

**Eagle Point Golf Community Homeowners Association
Special Board Meeting Minutes**

Time: 6:00PM **Date:** June 8, 2022

Location: EPGCHA Office
177 Alta Vista Road, Suite B

Board Members

Don Craig - President **Jeff Proulx** - Director **Julie Moran** - Director
Patty Jensen - Community Relations **Debby Endicott** - Landscape
Cynthia Sottana - Treasurer **Philip Brooker** - Secretary

Board Members Present: Don Craig, Debby Endicott, Julie Moran, Jeff Proulx, Patty Jensen
Others: Dave Newell, Taryn Nugent (Fieldstone), Mike Smith, Arlene Eliason, Nancy Rose, Dave Brownlee

Call to Order: 6:00 p.m. by Don Craig.

TV Conference Equipment:

The Board discussed options of tv conferencing equipment. Don called for a motion to allow for the most affordable option to be pursued, with a request that Fieldstone carry some of the cost as they'll be using it too.

Patty moved to approve the recommended conference equipment options and to request Fieldstone to share in some of the cost, Jeff seconded, motion passed unanimously.

Tax Lot 4400:

Don noted that trees have been trimmed and taken down in the open space of Tax Lot 4400. An offer from an uphill homeowner was given of \$10,000; however, the property is valued higher and work costs on tree trimming and weed abatement are already at that cost.

Jeff suggested countering the offer. Debby suggested pursuing a valuation and zoning designation for the property. Don noted that any actual sale of this land would require a vote of the homeowners.

Golf Course Coordination Committee:

Don noted he and Jeff met with the golf course owner and discussed pet waste stations being added on Alta Vista, as well as walking paths and the ponds. Don noted the golf course committed to using a skiff or long-handled nets to skim the brown algal blooms.

Don asked that the golf course coordination committee be officially formed to keep relations up between the HOA and the golf course.

Debby moved to officially form the golf course coordination committee, consisting of the President and one other member of the Board, Patty seconds, motion passed unanimously.

Golf Course Maintenance:

Patty shared her experience of the ponds at the golf course and noted the pond's current state is affecting property value. Patty noted an aerator should also be used to keep the pond water moving to discourage the algae.

Insurance:

Don noted the current insurance is rated based on the misconception that the HOA is a nonprofit entity. Fieldstone is pursuing insurance quotes for proper coverage to vote on over email prior to when the current insurance renews.

Enforcement Resolution:

Don noted the current Enforcement Resolution edits simplifies the resolution and allows the Board or manager to initiate and follow through on complaints. It also ensures complaints are treated confidentially. Debby suggested one edit to Section 3.4.

Julie moved to approve the Enforcement Resolution as edited, Jeff seconds, motion passed unanimously.

Collections Policy:

Board reviewed the current collections policy which turns homeowners over to collections if they miss one quarterly payment, and therefore are late 100 days. The Board considered whether to extend this out further or not.

Debby moved to increase the trigger point in collections to two quarters (180 days) before sending to collections, Julie seconds, motion passed unanimously.

Parking Strip Tree Resolution:

Dave noted that the current resolution requires that the parking strip (area with Chanticlear pears) and the general landscaping match. Currently, this would have the effect of requiring those who have gravel in the parking strip to xeriscape their front yard. The edit would allow the landscaping to not match, i.e. have gravel in the parking strip and grass in the yard.

Patty moved to accept the change requested by the Modification Committee, Jeff seconds, motion passed unanimously.

Shed Resolution:

Dave noted the current resolution requires sheds to be “effectively concealed” from view, and the Modification Committee suggests changing this to “effectively screened from view” due to current regulations and existing approved modifications.

Debby noted a separate Golf Course lot regulation needs to be spelled out in the shed resolution to clarify issues with current golf course home regulations. Debby suggested specifically considering the issues of the 20’ setback from the golf course, whether there is a solid fence or not, and how tall the shrubbery should be to screen the shed. Don noted the regulation could require that it be in the side yard and that it be effectively screened by fence, shrubbery, or other vegetation. Debby suggested also allowing a shed-style roof for a shed set against the side of the house.

Don suggested touring the golf course homes to see what types of regulations could be created to allow golf course homes to be incorporated in the shed resolution. Don noted another requirement could be to have a neighbor sign off if their view would be affected.

Paint Resolution:

Debby noted the resolution could be pared down and made specific suggestions. Fieldstone committed to making these edits and resubmitting the Paint Resolution to the July meeting for review and approval.

Advertising Space in Informational Bulletin/Newsletter:

Don noted space in the informational bulletin and newsletter could be monetized for those who are interested in having their information distributed to all 628 homes. Julie noted that advertisers should be vetted to ensure they are licensed and bonded. Patty noted the newsletter especially would be a great venue for advertisements since it is physically printed and mailed to all 628 homes.

Patty and Fieldstone committed to looking into advertising costs charged by other entities in the area. Board discussed the size of ads and noted a quarter to half page size ad would be best.

Printing Cost:

The Board discussed printing cost charges.

Jeff moved to charge 15c per page for any documents printed for homeowners, Julie seconds, motion passed unanimously.

Meeting adjourned at 7:30 p.m.

Next Regular Board Meeting:

The next Regular Meeting of the Board is scheduled for Tuesday, July 19, 2022, at 6:00 p.m. at the EPGCHA Office.

EPGCHA Board Meetings are not electronically recorded. It is the responsibility of homeowners to attend meetings if they want a more comprehensive account of the meeting.