

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

Time: 6:00PM **Date:** April 30, 2024

Location: EPGCHA Office
177 Alta Vista Road, Suite B

Board Members

Liz Vogt - President **Don Craig** - Vice President **Tina Wolter** - Treasurer **Kim Wood** - Secretary
Debby Endicott – Landscape Director **Dennis Romero**– CR&A Director **Don Harbich** - Director

Board Members Present: Liz Vogt, Don Craig, Tina Wolter, Kim Wood, Debby Endicott and Don Harbich.
Board Members Absent: Dennis Romero

Others: Candace Pickett (Fieldstone). Per Sign in Sheet: Linda Broderson, Rick Schulze, Rita Shale, Normon & Joanne Blair, Dan Pellisier, Vince & Linda Mc Elmury, Rick & Karen Collins, Joe Sulzinger, Jimmy Delk, John Dowdy, Angie Wells, Toni Kling, Mike Smith, Nancy O’Sullivan, Janet & Scott Robbins, Cathy & Michael Hartman and Nancy Rose.

Call to Order: 6:00 p.m. by Liz Vogt.

Open Forum:

Liz called for homeowner comments: 1) the current cleanup efforts of the mud on Quail Run and the lack of on site supervision was brought up in addition to Low Boys bringing up equipment to quail Run to unload and the vibration of them running is loud; can they bring in the equipment the other way? There is a pile of debris on the property in development that is accumulating and should be neater and kept clean. There are areas where weed removal is still needed. A development update meeting has been scheduled with the HOLT representative so Liz, Debby and Candace will bring these items up at that meeting. 2) concern was brought up on the amount of turkeys that are now on property and could Fish & Game haze the turkey nest to remove eggs; management will follow up. 3) a complaint was voiced by an owner that had received violation letters; Don explained the compliance committee review process on violation notices. 4) speeding on Arrowhead Trail and Robert Trent Jones was brought up; Liz relayed the outcome of a meeting she had with Jim Hamilton and the update will be included in the April Informational Bulletin. 5) A question was raised on trash can rules and regulations and if it was in violation of the rules when visible to a neighboring property; management will follow up with her on the specific situation.

Consent Items: Items on the consent agenda were as follows: January 23, 2024 draft board meeting minutes and action without a meeting for the purchase of wine glasses for the Music & Wine Event. *A motion was made by Don Craig and seconded by Kim Wood to approve the meeting minutes and action without a meeting confirmation. The motion passed unanimously.*

Old Business:

Lot 4400: Liz Vogt asked Don Craig to present the history and recent updates on lot 4400. Board discussion was held regarding the commercial appraisal, the response from the City of Eagle Point and the settlement agreement. The Board would have to pursue an amendment to the settlement agreement to pursue sale of this lot and still in question is the zoning as a public area. *A motion was made by Don Craig and seconded by Kim Wood to forgo any further pursuit of the sale of lot 4400. The Motion passed unanimously.*

Committee Reports:

Treasurer’s Report: Tina Wolter presented the March 2023 financial update and discussed collections.

Landscape Committee: Debby gave updates to the Board on work completed and presented the following items for Board review: 1) Bumgardner proposal for the annual cleanup/string trimming of lot 4400 with a cost not to exceed \$2,750.00. 2) Bumgardners proposal for removal of a Mugo and dying Arborvitae off of Prairie Landing Drive. Bumgardners will remove the Mugo at no cost; cost for removal of the Arborvitae is

\$500.00. *A motion was made by Don Craig and seconded by Tina Wolter to approve both of the proposals. The motion passed unanimously.*

Modification Committee: The 1st quarter report with statistics was included in the board packet..

Community Relations & Activities Committee: The Music & Wine Event was a success with 101 owners in attendance. The Committee will be working on at least one more event this year, possibly two.

Hearings & Compliance Committee: The 1st quarter violation detail report was included in the board packet.

New Business:

Annual Meeting Date Change: Due to room availability the Annual Meeting date was changed to September 17th, 2024 at 6:00 p.m. at the Ashpole Community Center.

HB 2534 Resolution: Discussion was held on the house bill 2534 which requires updates to CC&R's that remove restrictions that either are or may be deemed discriminatory under ORS 93.270. *A motion was made by Don Craig and seconded by Debby Endicott to adopt the HB2534 resolution prepared by the HOA attorney. The motion passed unanimously.*

At this time Liz Vogt turned the meeting over to Don Craig.

Homeowner Complaint: A complaint was filed by 422 Robert Trent Jones Jr. Blvd. against a neighboring home at 430 Robert Trent Jones Jr. Blvd. regarding an approved modification request to the back yard landscape. The complaint was filed for a loss of view of the golf course pond due to the back yard landscape changes, specifically the retaining walls, landscape and the view fence. Don Craig gave the owners of 422 RTJ 5 minutes to address their concerns and then 5 minutes was given to Liz Vogt (430 RTJ) to respond to those concerns. Section 16.3 of the CC&R's specifically addresses that an owner's view of the golf course is not guaranteed or represented and there is no current violation as the back yard landscape was submitted through the Modification Committee and was approved. The MC further reviewed the request once the complaint was received. Once the project is complete the notice of completion will be submitted and at that time the MC will confirm if the completed work is in line with the approved request.

There were eight accounts before the Board for decision on legal action. *A motion was made by Kim Wood and seconded by Don Craig to go into executive session for discussion on the delinquent accounts. The motion passed unanimously.* The regular meeting was adjourned at 7:31 p.m. and the Board went into executive session. The meeting was called back to order at 7:41 p.m.

Delinquency Items Additional Action: *A motion was made by Tina Wolter and seconded by Don Craig to approve the following actions: Item 3 a) payment agreement to be approved at \$550.00 per month plus current HOA assessment payment and, Item 3b) turn accounts 1 through 4 (as listed in management report) over to the attorney for collection. The motion passed unanimously.*

Uncured Violations Additional Action: *Item 4 b) A motion was made by Don Craig and seconded by Kim Wood to approve turning the account over to the attorney if violations are not cured by 5/31/24. The motion passed unanimously. Item 4 c) A motion was made by Kim Wood and seconded by Tina Wolter to approve turning the account over to the attorney. The motion passed unanimously.*

The meeting was adjourned at 7:50 p.m.

Next Board Meeting:

The next Meeting of the Board is scheduled for Tuesday July 23, 2024, 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.