

Eagle Point Golf Community Homeowners Association

Special Board Meeting Minutes

Time: 6:00 p.m. **Date:** December 13, 2022
Location: 177 Alta Vista Rd, Suite B, Eagle Point, OR 97524

Board Members

Don Craig - President **Kim Wood** - Secretary **Tina Wolter** - Treasurer
Debby Endicott - Landscape Director **Patty Jensen** - Community Relations Director
Jeff Proulx - Director **Liz Vogt** - Director

Board Members Present: Don Craig, Kim Wood, Tina Wolter, Debby Endicott, Patty Jensen, Jeff Proulx and Liz Vogt

Others: Linda Broderson, Dave Richardson, Nancy O'Sullivan, Bill Craig, Candace Pickett (Fieldstone)

Call to Order: 6:03 p.m. by Don Craig.

Purpose of Meeting: Discussion and decision on Phase 19/20 buffer zone on Settlement Agreement requirement and Holt's request for fencing installation to extend into the buffer zone area.

The floor was opened up for discussion and each Board member was asked to speak on the topic. Patty Jensen brought up concerns regarding the developer and allowing them to relocate the fenceline and legalities. Each Board member in turn answered Patty's questions explaining that the land did not belong to the EPGCHA; it belongs to HOLT so the HOA is not giving away property, explaining the City right of way boundary, explaining state law and city requirements, explaining section 2.10 of the settlement agreement which is the reason this decision is being addressed by the Board. Other Board members brought up the pro's for allowing the fence line relocation in lieu of requests of the Association in return: increased property values, aesthetic benefits with the landscape on the corner of Alta Vista Rd. and Robert Trent Jones Jr. Blvd. which is a main entrance into the community, relocation of the access road to the proposed water treatment facility, working with instead of against the community development for the benefit of all homeowners.

Homeowners present were asked if they had any questions or comments and discussion continued. Due to interruptions to both homeowners and other Board members when they were speaking and the fact that the question had been addressed/answered by every Board member, Don called for a motion.

A motion was made by Patty Jensen to table the vote. Don asked for a second to the motion three times. There was no second to the motion and the motion died.

A motion was made by Tina Wolter to proceed with the relocation of the fence line and seconded by Debby Endicott with a caveat. Discussion was held and the motion was approved (6 for - 1 against) as follows: the Board of Directors of the Eagle Point Golf Community direct the Board President and the Community Manager to accomplish the following with regard to the request made by Holt, the developer of Phase 19, Quail Run at the Eagle Point Golf Community to obtain Board support of Phase 19 Plat and PUD application submission as described in Section 3.3 of the Settlement Agreement, subject to the Following Conditions applicable to the City's consideration of the Holt application.

1. That the EPGCHA Board supports the relocation of the fence demarcating the eastern edge of the forty (40) foot “greenway” described in Section 2.10 of the Settlement Agreement up to 15 feet to the west.
2. That the service entrance road to tract M, stormwater facility be relocated from Robert Trent Jones Jr. Boulevard to “Street B” as shown on the application to the City of Eagle Point.
3. That easements and CC&R design guidelines for phase 19 be placed on lots 1 through 5 and 91 through 99 such that each lot contain a minimum of two canopy trees, 3 understory trees and 6 shrubs along the fence demarcating the eastern boundary of the “Greenway”, and that any homeowner proposed changes to such vegetation installed by Holt as per 2.10.1 of the Settlement Agreement , require the approval of the Master Association Modification Committee and Board of Directors. Further, the CC&R design guidelines shall prohibit the installation of sheds, gazebos and the parking of boats and RV’s within the backyards of these lots.
4. That the landscaping of the drainage areas A and M adjacent to Robert Trent Jones Jr. Boulevard shall not consist only of “eco scape” grass mix, but be supplemented or replaced with other vegetation.
5. That the Board President and Community Manager work with Association’s Attorney to reduce items 1 through 4 to a form amending the Settlement Agreement with Holt and the City of Eagle Point.

Adjournment

The meeting was adjourned at 7:18 p.m.

Next Regular Board Meeting:

The next Regular Meeting of the Board is scheduled for Tuesday, January 17, 2023, at 6:00 p.m. at the EPGCHA Office on Alta Vista.

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.