

Eagle Point Golf Community Homeowners Association

Quarterly Board Meeting Minutes

Time: 6:00PM **Date:** October 26, 2023

Location: EPGCHA Office
177 Alta Vista Road, Suite B

Board Members

Don Craig - President

Tina Wolter - Treasurer

Kim Wood - Secretary

Debby Endicott - Landscape Director **Liz Vogt** - Director

Dennis Romero - Director **Don Harbich** - Director

Board Members Present: Don Craig, Tina Wolter, Liz Vogt, Dennis Romero and Don Harbich.

Board Members Absent: Debby Endicott and Kim Wood.

Others: Candace Pickett (Fieldstone), MC Chair Dave Newell, LC Member Nancy O'Sullivan, Danita Romero and Terry Lash. Per Sign in Sheet: Linda Brodersen, Gabriel & Karen Bentz, Jimmy Delk, Barb Ellis, Mike Smith & Barry Harmeson.

Call to Order: 5:58 p.m. by Don Craig.

Open Forum:

Don called for homeowner comments: 1) Jimmy Delk asked about the possibility of the Association paying for a mailing for the Lightly Loved Toys Toy Drive to the approximately 50 homeowners that there are no email addresses for - cost will be approximately \$35.00. *Motion was made by Liz Vogt and seconded by Tina Wolter to approve the cost. The motion passed unanimously.* Management will have stamped envelopes with labels to give to Jimmy and they can proceed with stuffing the envelopes and dropping off at the post office. 2) Linda Brodersen expressed a big thank you to Kim Wood for a wonderful job running the Annual meeting. She asked if the HOA knew about the merger/purchase of HOLT Homes by a Japanese Corporation; this was the first the Board had heard of it and will follow up with HOLT. She also asked about the tree removal that is being done on phase 19/20 adjacent to their lots and HOLT giving notice prior to work being done so owners are aware. Don responded that he had requested a tree removal schematic from Jared so that information could be passed on to owners. 3) Danita asked if HOLT would consider repurposing trees they removed from 19/20 to put in areas without trees at phase 16; Don explained that this was extremely hard to do and have the trees survive though the HOA will definitely follow up with HOLT on that possibility.

Appointment of Board Officers:

- 1) Discussion was held on the creation of a Vice President officer position. The board member appointed to this position would work closely with the President and be able to step in and run any meetings that the President was absent. *A motion was made by Liz Vogt and seconded by Don Harbich to create the Vice President Officer Position.*
- 2) Discussion was held on the officer positions and who would like to be in each position. *After discussion a motion was made to appoint the following officers via acclamation: Liz Vogt-President, Don Craig - Vice President, Tina Wolter-Treasurer, Kim Wood-Secretary. The motion passed unanimously.* Don Craig asked Liz Vogt permission to continue chairing the meeting due to his history with the agenda topics; Liz concurred.
- 3) Discussion was held on Committee Directors and Chairman. *A motion was made to appoint the following Committee Directors and Chairman via acclamation: Debby Endicott - Director of the Landscape Committee. Dennis Romero - Director of the Community Relations & Activities Committee, Dave Newell - Chairman of the Modification Committee. Liz Vogt and Kim Wood (President & Secretary) - Hearing & Compliance Committee. In addition new committee members Danita Romero and Barry Harmeson were appointed to the CR&A Committee.*

Consent Items: Items on the consent agenda were as follows: August 1, 2023 draft meeting minutes. *A motion was made by Tina Wolter and seconded by Dennis Romero to approve the meeting minutes. The motion passed unanimously.*

Old Business:

Tax Lot 4400: Discussion was held regarding the plan of action for lot 4400 and the market analysis that was received. Mike Smith expressed concerns about the sale of the property and if it could be built on due to the lot being zoned as public. Additional discussion on the process would be to contact real estate attorneys and a commercial appraisal company. *A motion was made by Tina Wolter and seconded by Dennis Romero to start the process to pursue a possible sale of the property. The Motion passed unanimously.* Management will start obtaining appraisal proposals and attorney costs for Board review at the January Board meeting.

Draft Settlement Agreement Addendum: The Board reviewed the red letter draft of additional changes to the first amendment of the draft settlement agreement pertaining to the Tract M access and landscape screening, confirmation of the exact location of the fencing in the buffer zone, confirmation of grass type in the drainage area as well as the need for the recorded landscape maintenance easement from the City for 16 B and 16C being those were deeded to the City of Eagle Point. *A motion was made by Liz Vogt and seconded by Tina Wolter to approve the most recent amendment and have the attorney pursue these changes with the COEP and Holt Homes. The motion passed unanimously.*

Committee Reports:

Treasurer's Report: Tina Wolter presented the July/August 2023 financial update. In addition there was discussion on the proposed attorney option for additional collection action of a delinquent account. *A motion was made by Liz Vogt and seconded by Tina Wolter to approve pursuing the recommended action. The motion passed unanimously.*

Landscape & Maintenance Report: There was no landscape & maintenance report at this time.

Community Relations & Activities Report: Dennis Romero will have updates after the first committee meeting is held.

Modification Committee Report: Dave Newell discussed the 3rd quarter MRF updates that he emailed for Board review.

Hearings & Compliance Report: The 3rd quarter compliance report was included in the board packet for review.

CC&R Simplification Committee Report: work is still in process and now the Bylaw amendment needs to be started for changes in those.

New Business:

Draft 2024 Reserve Study: Don craig recommended this be tabled. This will be before the Board for review/approval at the November 8, 2023 Special Board Meeting.

Draft 2024 Budget: Discussion was held on the draft budget with a recommended dues increase to \$93.00 per quarter (\$5.00 per quarter). Reasons for the increase were additional maintenance items needed, higher funding of the reserve study to meet the recommended contribution and contractual increases. Don recommended increasing the dues to \$95.00 per quarter to fund the reserve at a higher rate. *A motion was made by Tina Wolter and seconded by Don Harbich to approve the \$95.00 per quarter assessments for 2024 with the additional assessments to fund the reserve fund.. The motion passed 3-1 (Liz Vogt denied the \$95.00 per quarter increase).*

Owner Request - Additional Events: Discussion was held on a request for the HOA to host senior events in coordination with the Eagle Point Golf Club. This request will be submitted to the CR&A Committee.

HOA/Board Response-Condolence Cards: Discussion was held on when the loss of an EPGCHA homeowner is brought to the HOA's attention; it would be good to mail out condolence cards to the spouses/family. The Board directed Management to purchase cards that the Board will sign that will then be mailed out as needed.

EPSD Bond Measure Vote: Don Craig requested this agenda item be moved up and introduced School District representatives that were present at his invitation. They were available to answer homeowner questions about the ballot item. Don Craig asked the Board if they were willing to support a yes vote to this ballot item. Because this is an individual's decision as to how they want to vote, the remaining Board members chose not to take a stand in support or denial.

Home Business Request: Discussion was held on a home business request that was submitted. *A motion was made by Don Harbich and seconded by Tina Wolter to deny the home business request due to the traffic created by customers coming to the home.* The motion was unanimously approved.

2024 Quarterly Board Meeting Dates: Discussion was held on the best date for the 2024 meeting schedule. It was decided that the Board Meetings would be held on the 4th Tuesday of each month in January, April, July and October in addition to the Annual Meeting of Members in September. The 2024 Board Meeting dates are January 23, April 23, July 23 and October 22. The Annual Meeting of Members will be September 24, 2024.

The meeting was adjourned at 7:52 p.m.

Next Board Meeting:

The next Meeting of the Board (Special Meeting) is scheduled for Thursday November 9, 2023, 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.