

Eagle Point Golf Community Homeowners Association

Quarterly Board Meeting Minutes

Time: 6:00PM **Date:** April 19, 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, Cynthia Sottana, Julie Moran, Jeff Proulx, Patty Jensen

Others: Dave Newell, Taryn Nugent (Fieldstone), William Jensen, Linda Brodersen, Mike Smith, Sandi Smith

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

Patty moved to enter executive session to talk with HOA attorney, Debby seconds, motion passed unanimously. The Board entered executive session at 6:03.

Patty moved to exit executive session, Jeff seconds, motion passed unanimously. The Board exited executive session at 6:20.

Open Forum: Don called for any Modification Committee volunteers and any homeowner comments.

Linda Brodersen expressed concerns over the drought conditions, specifically related to green lawns and clean pavement. Don explained the governor passed a drought measure, which does not allow HOAs to enforce on green lawn requirements and explained Xeriscape and fire safety measures are encouraged in monthly bulletins. Linda noted another concern regarding fires and evacuation routes.

Fieldstone committed to adding a visual to the informational bulletin regarding evacuation routes in case of a fire.

Consent Items: The Board reviewed the three previous minutes (January 4, January 25, and March 15, 2022) and the four sets of financials (December 2021-March 2022).

Debby noted concern over the aging receivables. Patty asked for the cost of collections to pursue overdue assessments. Fieldstone committed to following up with Bruce regarding this cost.

Patty moved to approve all consent items, Julie seconds, motion passed unanimously.

Old Business:

Board Duties & Responsibilities: Don suggested amending the responsibilities per the suggested edits from Debby. Don suggested adding to the President's responsibilities: liaison with city, Holt, and golf course for future developments and plans.

Patty moves to approve edits as suggested, Cynthia seconds, motion passed unanimously.

Design Guidelines: The Board reviewed the design guidelines edited by the Modification Committee. Debby expressed concerns about certain items being grandfathered in. Jeff expressed

concerns regarding notice to the HOA. Fieldstone explained, if approved, it would be recorded with the county and mailed to homeowners.

Debby moved to approve the design guidelines and send them to the attorney for review, Jeff seconds. Don called roll to ensure a quorum. Motion passed unanimously.

Committee Reports:

Treasurer's Report: Cynthia noted the financials look good.

Landscape & Maintenance Report: Debby noted the start-up process for the year has begun. Water consumption is being watched closely, with water shut off during rain. The Princeville pergola will be painted this month. All three Reserve Items have been completed that were budgeted for this year. Debby noted landscape committee positions are open if anyone is interested in joining. Common areas are being checked on a quarterly basis. Don noted the attorney recommended an annual review of trees by an arborist to ensure safety and remove any hazards to homeowners and homeowner property. Debby noted this is occurring already.

Community Relations Report: Patty requested to combine the Community Relations committee report with the social events report. Patty noted Melissa Damon is interested in serving on the committee as well. Patty noted the bi-annual newsletter is underway and should be sent out later this month with another to be sent out in November. Don suggested adding a charitable event for next year during the summer.

Melissa Damon was appointed to the Community Relations Committee by acclamation.

MC Report: Dave noted the activity level in the community has increased, so the Modification Committee will be going back to weekly meetings for a few weeks to catch up. Many of the requests were security cameras. Dave noted that more site visits are being scheduled to consider complex items and to help homeowners. Dave noted that several resolutions need to be reviewed for edits.

Hearings & Compliance Report: Don noted this committee has not been able to meet yet but will be meeting soon. Don noted the committee is working on making the process friendlier and more specific.

CC&R Simplification Committee Report: Don noted the CC&R committee has met and will be hearing from the attorney soon to orient the committee on rewriting the CC&Rs to laymen's terms and any legal issues involved.

New Business:

Emergency Modifications: Don noted that emergency modifications need to be considered to determine what types of modifications would be able to be approved via the President and another Board member. Don noted one example is health and safety, such as a rat infestation that requires trees to be cut away from the house.

Sidewalks: Don noted there are several vacant lots throughout the community that have no sidewalk, but the HOA rules state a sidewalk is required within 12 months of ownership. Debby suggested requiring $\frac{3}{4}$ " minus or pavers as an alternative. Fieldstone committed to looking up whether there is a similar requirement from the city.

Tax Lot 4400: Debby discussed the deeding of Tax lot # 4400 and where it was located. Debby noted one homeowner along Arrowhead noted a leaning tree that could be an issue on the property. Debby noted several trees need to be removed because they are dead, diseased, or downed. Patty requested three bids for the removal of the trees. Debby committed to seeking three bids.

Debby noted there was also interest from a homeowner to purchase the property. Debby noted that to sell a piece of property requires an 80% vote from homeowners. Mike Smith noted concern over a potential sale because there may be no guarantee that the new owner would maintain the trees. Don and Fieldstone committed to following up with Bruce regarding this lot, a potential sale, and hazards.

Late Fees: Fieldstone noted there are several complaints regarding late fees applied to late January dues payments revolving around the change of notification from mail to email to save on postage costs to stay within budget. The homeowners asking for the late fee to be waived all have a history of timely payment but were surprised by the switch to electronic notice.

Jeff moved to waive the fee, Debby seconds, motion passed unanimously.

Don noted the golf course recently donated its Master Plan map to the association. Don and Fieldstone committed to following up with the golf course about building a fence to block headlights flooding certain yards of the Princeville loop.

Insurance: Fieldstone noted a conflict of interest which was submitted in writing and requested a waiver for the conflict of interest in order to pursue competing insurance quotes.

Jeff moved to waive the conflict of interest and have Fieldstone pursue quotes from Nugent Insurance Brokerage, Julie seconds, motion passed unanimously.

Meeting adjourned at 8:15 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.