

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

Time: 6:00PM **Date:** January 4, 2022

Location: Webex

Board Members

Don Craig - President **Jeff Proulx** - Director
Patty Jensen - Community Relations **Debby Endicott** - Landscape
John Dowdy - Treasurer **Philip Brooker** - Secretary

Board Members Present: Don Craig, Debby Endicott, Philip Brooker, Jeff Proulx, John Dowdy, Patty Jensen

Others: Dave Newell, Taryn Nugent (Fieldstone)

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

Consent Items: The Board reviewed the three previous minutes (October 5, November 2, and December 14, 2021).

Patty moved to approve all minutes, Debby seconds, motion passed unanimously.

Hearing: The owner of 1205 Poppy Ridge was unavailable. Hearing rescheduled to January 25, 2022, Special Meeting.

Committee Reports:

Treasurer's Report: John noted only November financials are available and requested Board meetings be moved to the second or third Tuesday of the quarter for more current financials.

Debby Endicott moved to shift Board meetings to the third Tuesday of each quarter, Phil seconds, motion passed unanimously.

Landscape & Maintenance Report: Elite Maintenance has painted and repaired all 3 mail kiosks. The roofs of the kiosks plus the painting of a bench and pergola are the only items left to complete. They're anticipated to finish in early Spring.

Community Relations Report: Patty reported on upcoming events (Meet & Greet on January 22) and recommended a schedule for future events. The discussion was moved to January 25, 2022, for calendar items. Patty suggested giving new homeowners 2 mugs instead of 1 as a welcome gift. No dissent was noted.

Debby suggested a tv for virtual presence at the meet & greet. Fieldstone agreed to follow up on this item. Don agreed to give an introduction and welcome to the meet & greet.

MC Report: MC has moved to bi-weekly meetings and is working on editing the Design Guidelines. Board discussed Design Guidelines and made suggestions to the MC.

DRC Report: Don noted that the DRC expired per the CC&Rs and DRC responsibility has transferred to the MC. Future homes built on vacant lots, currently approximately 15, will be reviewed by the MC. The possibility of hiring an architect to review these final homes was discussed.

Patty moved to enter executive session to discuss collections, John seconds, Board moved into executive session at 7:07 p.m.

Philip moved to exit executive session, Debby seconds, executive session ended at 7:21 p.m. No decisions were made.

New Business:

Formation of new committees: Don suggested forming committees to accomplish specific tasks to increase communications among Board members. Further discussion was tabled to January 25.

2022 Reserve Study: Don reviewed the Reserve study with the Board. Fieldstone noted that the Reserve study will be 100% funded by the end of this year, if not more so depending on project costs.

John moved to approve the 2022 Reserve study, Jeff seconds, motion passed unanimously.

Princeville Project Approval: Debby presented bids to the Board for the landscaping plan for Princeville mailboxes.

Philip moved to approve the Carol's Color's bid up to a maximum of \$20,000 to complete the project, Patty seconds, motion passed unanimously.

Phase 11, 15, 17, 18 Concerns from Residents: Dave relayed homeowner complaints given at the planning committee meeting in December. Don noted the HOA wrote a letter of support for these phases after reviewing the application and finding it in compliance with the settlement agreement.

Enforcement Resolution and 2022 Calendar agenda items moved to January 25.

Office Water Service Contract: The Board reviewed the Staples water contract.

Debby moved to approve the water contract, Patty seconds, motion passed unanimously.

Don called for any other items of discussion.

Meeting adjourned at 7:46 p.m.

Next Regular Board Meeting:

The next Regular Meeting of the Board is scheduled for Tuesday, April 5, 2022, at 6:00 p.m. via Webex.

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.