

Eagle Point Golf Community Homeowners Association

Quarterly Board Meeting Minutes

Time: 6:00PM **Date:** July 26, 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: Candace Pickett (Fieldstone), Robert Corliss, Mike Smith, Sandi Smith and William Craig.

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

Open Forum: Don called for any homeowner comments.

Mike and Sandi Smith expressed concerns over lot 4400 and the possibility of the property being sold for homes as they would not like development behind them. They would like an opportunity to pull in with their neighbors and purchase if the Association pursues selling the property.

Robert Corliss brought up a request regarding a variance he would like to pursue on a solar panel/tree modification request decision.

Consent Items: The Board reviewed draft meeting minutes from April 19th and June 8th and the 2nd quarter financial statements (April 2022 - June 2022). *A motion was made by Patty and seconded by Jeff to approve all consent items. The motion passed unanimously.*

Old Business:

Golf Course Maintenance: Patty expressed her and her neighbors frustration over the lack of maintenance/action by the golf course regarding the pond algae and the weeds that are not being maintained. Don and Jeff will follow up with the golf course representatives.

Modification Committee Vacancies (2): Don noted the need for modification committee volunteers and communication will continue to ask for anyone interested.

Tax Lot 4400: Debby updated the Board on the need for additional tree removal at lot 4400 and presented the proposal and information. The arborist performed an assessment of the risk of the trees (low/moderate/high). *A motion was made by Jeff and seconded by Julie to approve the recommendation for removal of tree #'s 1 and 2 which were highest risk and for removal of the large branches for tree #6. The motion passed unanimously.*

Insurance: the current insurance provided meets both state statute and governing document requirements. The company that was supplying bids was not able to provide D&O quotes. Around 4 months prior to the policy end period bids will be obtained from a different company.

Advertising Space: Patty presented ideas on advertising space in the newsletter and working with local businesses. Discussion was held on the possibility of also mentioning sponsors in the informational bulletin and advertising on the website. Advertising rates will be \$75.00 for a business card size ad, \$100.00 for a ¼ page ad and \$150.00 for a ½ page ad.

Conference Equipment: on two occasions the TV option has been out of stock when Fieldstone has tried to purchase it. Some other options were recommended by Rob at Fieldstone and Don will review and determine which one to purchase. If that one is out of stock then Fieldstone has permission to purchase something similar in price matching what the Board approved.

Printing Cost: .15 cents per page is the cost for printing documents and the information is on the website and went out in the informational bulletin.

Paint/Shed Resolutions: drafting of these is still in progress.

Resolution Changes: the Board reviewed the attorney recommendations on the draft enforcement policy, collections policy and parking strip policy. Fieldstone had a recommended change on the enforcement policy in section 2.2 (a) (2) and example 1 of the fine schedule choices the attorney sent was chosen subject to adding property modifications and commercial contractor/garage-estate sales higher fines on. *A motion was made by Debby and seconded by Jeff to approve the enforcement policy with the mentioned changes and the collection policy as proposed. Motion passed unanimously. A motion was made by Patty and seconded by Cynthia to approve the parking strip policy as proposed. Motion passed unanimously.*

Committee Reports:

Treasurer's Report: Cynthia noted the financials look good and relayed a few variances for the month to date that are still within the year to date budget.

Landscape & Maintenance Report: Debby reviewed the weed abatement situations throughout the property and that it was needed again at lot 4400 and gave an update on landscape/irrigation.

Community Relations Report: Patty relayed she is working with the other 2 committee members and they are gearing up for the upcoming fall garage sale and she would like to plan a June 2023 community picnic.

MC Report: the committee has reviewed a high volume of requests the last few months and are working on the draft resolutions.

Hearings & Compliance Report: Don noted the committee is working on making the compliance process friendlier and more specific. There are no compliance hearings at this time.

CC&R Simplification Committee Report: Don noted the CC&R committee has met and the CC&R simplification is in progress. Once the draft is finalized it will be sent to the attorney for review.

New Business:

Annual Meeting Planning: the Board confirmed the venue for the Annual Meeting will be at the golf pavilion on Saturday September 24th.

Fall Meet and Greet: the Board confirmed the Fall Meet and Greet will be at the EPGCHA office and the tentative date is Saturday November 12th.

Princeville Pergola: Debby presented the proposals and options for repairs to the Princeville Pergola. Debby recommended the proposal from Elite Maintenance to include the "Pressure Treated Severe Weather" option. The total cost would be \$10,695.00 and is a reserve study maintenance line item. *A motion was made by Julie and seconded by Patty to approve the Elite*

Maintenance proposal in the amount of \$10,695.00 from reserve funds. The motion passed unanimously.

Board Rules and Regulations: the edited version has not yet been reviewed so this item was tabled until the next meeting.

Phase 19 Buffer Zone: Don noted the request received from Holt regarding the buffer zone and the settlement agreement. Discussion was held and Don and Debbie will be meeting with the Holt representative for further discussion.

Garden Tours: Don noted an idea for follow up by the Community Relations/Social Events Committee on hosting garden tours within the community with the proceeds to benefit a charity. Patty will research the possible liability and further discussion will be held at the next meeting.

Reserve Study Update Proposal: the proposal from Regenesi Reserves was reviewed and Option #1 and Option #3 for the year 2025 was recommended to lock in the prices. *A motion was made by Patty and seconded by Jeff to approve Option #1 and Option #3 for the year 2025. Motion passed unanimously.*

Meeting adjourned at 7:50 p.m.

Next Regular Board Meeting:

The next Regular Meeting of the Board is scheduled for Tuesday October 18, 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.