

Eagle Point Golf Community Homeowners Association

Board Meeting Minutes

Time: 6:00PM **Date:** January 27, 2026

Location: EPGCHA Office
177 Alta Vista Road, Suite B

Board Members

Liz Vogt - President **Don Craig** - Vice President **Tina Wolter** - Treasurer **Kim Wood** - Secretary
Debby Endicott - Director-LC **Dennis Romero** - Director-CR&A **Dave Newell** - Director

Board Members Present: Liz Vogt, Don Craig, Tina Wolter, Debby Endicott, Dennis Romero and Dave Newell.

Board Members Absent: Kim Wood

Others: Candace Pickett (Fieldstone). Per Sign in Sheet: Linda Brodersen, Joe Sulzinger, Kathryn Ruetz, Gabriel & Karen Bentz, Ron & Ann Baracker, Nancy Rose, Charles Campbell and Danita Romero.

Call to Order: 6:00 p.m. by Liz Vogt.

Open Forum:

Liz called for homeowner comments: Charles Campbell brought up concerns with his fencing and flood light; the items are HOLT related and Liz asked that he put together a bullet point email to the Board and they will follow up with the HOLT contacts. Gabriel & Karen Bentz and Danita Romero brought up frustration over the assessments that are paid to both Eagle Point Golf Community Association and Eagle Point Estates along with questions on other items and processes that the governing documents cover. An email will be sent to Karen on Friday addressing the questions.

Consent Items: Items on the consent agenda were as follows: November 6, 2025 draft board meeting minutes *A motion was made by Don Craig and seconded by Tina Wolter to approve the consent items. The motion passed unanimously.*

Old Business:

RTJ Proposed Lots: Liz gave an update on the current status of the votes, the importance of everyone voting and answered questions.

Rules & Regulations Revisions: discussion was held on the additional change in limiting the number of RV's, boats, trailers and vehicles that can be parked behind wood privacy fencing. *A motion was made by Don Craig and seconded by Dennis Romero to approve the rules and regulations draft 4. The motion passed unanimously.*

Domain Name Renewal: the trademark attorney submitted the documentation to the USPTO and now it could be 3-4 months for the approval. Management will monitor this monthly and confirm once everything is approved.

Lot 4400 Revisited: several board members were part of a video call with the City of Eagle Point representatives Mike Upston and Aaron Punty. Discussion was held on the HOA access to the property being removed, the possible sale or conveyance of lot 4400, tree removal, and the possibility of an access road being approved so the HOA can maintain the property. The City relayed that they would support the possibility of allowing an access road so that vehicles can drive onto the property for tree removal, maintenance, etc. Engineering bids would be the next step in this process; and also investigation on the cost for vendor removal of hazardous trees without any access. *A motion was made by Don Craig and seconded by Tina Wolter to consult with engineers for a bid regarding access to the property. The motion passed unanimously.*

Committee Reports:

Treasurer's Report: Tina Wolter presented the November 2025 financial update and discussed continued progress in collections with the delinquent accounts.

Landscape Committee: Elite Maintenance bids were included in the Board packet for cleanup, painting and maintenance work at the mailbox kiosks in the common areas. *A motion was made by Tina Wolter and seconded by Don Craig to approve the Elite Maintenance proposals in the amount of \$2,410.00 to be paid from surplus 2025 operating funds. The motion passed unanimously.* Debby brought up the Bumgardners ice and snow removal proposal for the common areas. There were two options, one of which is a retainer paid to Bumgardners which is non-refundable if there is no snow/ice removal performed for the year. *A motion was made by Tina Wolter and seconded by Don Craig to approve the retainer proposal with the change that the retainer rolls over to the next year if unused. The motion passed unanimously.* Debby will follow up with Bumgardners.

Community Relations & Activities Committee: Dennis Romero gave updates and the schedule for all of the 2025 events which will be published and sent to the membership by email in the January Informational Bulletin.

Hearings & Compliance Committee: The 4th quarter 2025 violation detail report was included in the board packet.

New Business:

County Tax Lot 200: a meeting with HOLT Homes representatives was held on January 14, 2026 at which time tax lot 200 was brought up and the county's desire to sell the property for \$250.00. Because HOLT Homes is the Declarant for Eagle Point Estates they can purchase and annex the property to the Eagle Point Estates HOA. HOLT Homes representatives are following up directly with the county representative. An agreement will be forthcoming for the EPGCHA master association to continue maintenance (as it has been doing for years) on the property.

Lepore Law Collections Change: discussion was held on the letter from Lepore Law regarding a change in their collections procedure which will no longer include deferred payment (they don't collect until the delinquent homeowner pays). They will no longer be providing that service and recommended a company that provides the same deferred payment service. Further discussion was held on the Alexa/Schwartz Vays contract. *A motion was made by Don Craig and seconded by Tina Wolter to approve the Alexa/Schwartz Vays contract. The motion passed unanimously.*

Liz called for additional questions from the floor.

The meeting was adjourned at 7:13 p.m.

Next Board Meeting:

The next Board Meeting is scheduled for Tuesday April 28, 2026, 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.