

# Eagle Point Golf Community Homeowners Association Board Meeting Minutes

**Time:** 6:00 PM    **Date:** September 7, 2021

**Location:** Webex

## Board Members

**Don Craig** - President    **Maria Shimizu** - Director    **Jeff Proulx** - Director  
**Alyssa Berg** - Community Relations    **Debby Endicott** - Landscape  
**Brandon Crosier** - Treasurer    **Philip Brooker** - Secretary

**Board Members Present:** Don Craig, Jeff Proulx, Debby Endicott, Philip Brooker

**Owners Present:** Emily McIntire

**Others:** David Newell (Modification Committee), Rhiannon Schmidt & Taryn Nugent (Fieldstone)

**Call to Order:** 6:08 p.m. by Don Craig

**Introduction:** Don Craig gave the opening statement and called for any additional agenda items. Artificial Turf Draft Resolution was added to item 3 of old business.

**Open Forum:** Emily McIntire commented on artificial turf and wanted to ask Fieldstone about rewriting CC&Rs and Modification Requirements. She wanted backyards to be outside the scope of modification requests.

**Meeting Minutes:** *Philip moves to approve the August 4, 2021 Board Minutes, and the MC, DRC, and Compliance Reports. Second by Debby, motion passes unanimously.*

**Financial Report:** Board reviewed the financials and past due assessments.

**Landscape & Maintenance Report:** Prairie Landing, Pine Lake, and Princeville mailboxes are being maintained – moss killed, repainted, wear and tear addressed, etc.

**Community Relations Report:** Alyssa was not present and let the Board know she would not be running again.

## Committee Reports:

**Modification Committee Report:** Dave reported on the MC and recommends education on how to fill out forms. Plans to make new forms easier and more user friendly.

**Design Review Committee Report:** Don reported the DRC meets every other week. All applications have been reviewed. Kamerzell is still the sole builder for Holt. Project engineer has been easy to work with.

**Compliance:** Don reviewed compliance issues in the community with unpaid violations. For one of the units, it was a particularly low balance, so the attorney recommended waiting another quarter before taking further action.

## New Business

**AppFolio:** Taryn introduced the owner's help page on AppFolio for how to interact in AppFolio, particularly as a Board member to approve or reject invoices and other pertinent items.

## Artificial Turf:

Dave presented the revised version of the Artificial Turf Resolution.

*Jeff moves to approve the artificial turf resolution, second by Debby, motion passes unanimously.*

Debby suggested going out physically to inspect completed work to ensure drainage is done properly.

*Philip moves to go into executive session at 6:51 to discuss collections, second by Jeff, motion passes unanimously.*

*Philip moves to exit executive session at 7:07, second by Debby, motion passes unanimously. No decisions were made.*

**Common Area Concept Design:** Debby presented the Princeville Concept Design, which is meant to help with water conservation.

*Philip moves to approve concept design in order to pursue other bids to make a final decision, second by Jeff, motion passes unanimously.*

**Pine Lake Common Area Boundary Line:** Assessor map showed where common area is versus the private property of homeowner. The assessor map may be inaccurate, so the HOA is pursuing an official land survey to determine the boundary line. Pine Lakes Boundary Line moved to next month's agenda.

**Office Lease – 177 Alta Vista Rd:** Rent raised by \$30 but includes electric bill.

*Jeff moves to approve the extra \$30 a month, second by Debby, motion passes unanimously.*

**Adjournment:** 7:25 p.m.

**Next Regular Board Meeting:**

The next Regular Meeting of the Board is scheduled for October 5, 2021, at 6:00 pm Location: Virtual

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. Board Minutes may be posted to the EPGCHA website prior to official approval by the Board. If any changes are made to the Minutes when approved, an updated version will be posted to the website.