

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

Time: 6:38 PM **Date:** October 5, 2021

Location: Webex

Board Members

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

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

Homeowners Present: Michael Henke, John and Pam Papagni

Others: Taryn Nugent (Fieldstone)

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

Homeowner Comments: Jeff noted the meeting for the new phases development will be right before Christmas and wanted to have the meeting moved. Don asked for it to be moved and requested it be postponed to January.

Meeting Minutes: *Debby moved to approve the minutes from September 7, 2021, Jeff seconds, motion passed unanimously.*

134 Aberdeen Hearing: Complaint of barking dog with multiple notices. Don reviewed the background of the hearing. Owner of 134 Aberdeen was given an opportunity to be heard.

Ron moved to lessen the fine by half, John seconds, motion passed by a majority.

979 Arrowhead Hearing: Complaint of modification prior to modification request approval. Don reviewed the background of the hearing. Owners of 979 Arrowhead were given an opportunity to be heard.

Philip moved to waive the fine, John seconds, motion passed unanimously.

235 Prairie Landing Hearing: owner of 235 Prairie Landing was not present for their hearing. Hearing was moved to the next Board meeting.

Pine Lake Common Area Boundary Line: Debby reviewed the history of the boundary line issue at Pine Lake and Silverado. Debby noted that to find the boundary line, we need a surveyor to come out to find the pins. Debby asked the Board for approval for the survey cost.

Phillip moved to approve the cost of the survey report, Ron seconds, the motion passed unanimously.

Committee Reports:

Treasurer: John had no comments on the October financials.

Landscape & Maintenance: Repair, paint, power wash, and roof scraping of mailbox locations is underway. Pine Lakes is painted, and positive feedback is coming in.

Community Relations: Patty reported that people are happy in the neighborhood, but really want to see the community events come back.

MC: Artificial turf resolution is in the process of being signed, then it will be sent out, published, and the modification committee will begin inspections once applications come in. Debby stepped

down as MC liaison and nominated Ron Campbell as new MC liaison. Ron accepted the nomination. Unanimous support was given for Ron as MC liaison.

DRC: Don reported that the DRC is working much better than in the past and that applications are coming in much better.

Compliance: Don noted a method for compliance tracking will need to be started, especially if the Board is going to meet every other month or quarterly.

New Business:

2022 Budget: John noted concerns over the budget he believes would be best handled in a separate meeting. Fieldstone requested that the budget be switched from cash basis to accrual accounting. 2022 Budget agenda item is moved to November special meeting.

2022 Calendar: The Board considered bimonthly or a quarterly meetings instead of a monthly meeting.

Don moved to change the Board meeting schedule to quarterly meetings, Phil seconds, motion passed unanimously.

Open Board/Management Discussion:

Don noted we're very close to getting the easement for open spaces in the community.

Patty noted the modification request process should be simpler.

Don proposed a goal over the next year of simplifying the CC&Rs and making modifications if 75% support can be gathered.

Meeting adjourned at 7:30 p.m.

Next Regular Board Meeting:

The next Regular Meeting of the Board is scheduled for Tuesday, November 2, 2021 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. 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.