

Eagle Point Golf Community Homeowners Association

Board Meeting Minutes

Time: 6:00PM **Date:** November 6, 2025

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, Kim Wood, Debby Endicott, Dennis Romero and Dave Newell.

Others: Candace Pickett (Fieldstone). Per Sign in Sheet: Linda Brodersen, Joe Sulzinger, David & Patty Manzi and Nancy Rose.

Call to Order: 6:01 p.m. by Liz Vogt.

Open Forum:

Liz called for homeowner comments: there were no comments.

Consent Items: Items on the consent agenda were as follows: July 22, 2025 and October 7, 2025 draft board meeting minutes & action without a meeting for 1) Attorney partnership split; board choice to go with Lepore Law. *A motion was made by Don Craig and seconded by Kim Wood to approve the consent items. The motion passed unanimously.*

Old Business:

RTJ Proposed Lots: Liz gave an update on the current status and the recommendation from the attorney and asked for a vote from the Board to proceed with the attorney drafting the notice, letter and the documents necessary for the annexation process to start. *A motion was made by Dave Newell and seconded by Don Craig to approve having the attorney proceed with the items. The motion passed unanimously.*

Rules & Regulations Revisions: discussion was held on the parking of multiple RV's and vehicles in backyards behind the wood privacy fence and if there should be a limitation on how many an owner can park in their fenced backyard area. The Rule & Regulations Committee members will do some research and schedule another meeting for follow up.

Domain Name Renewal: this item will stay under unfinished business until this is complete (waiting for the 12/8/25 renewal).

Committee Reports:

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

Landscape Committee: A proposal was included in the Board packet for renovation of the landscape around the Pine Lake monument sign (3 bids were requested-2 declined to bid). *A motion was made by Tina Wolter and seconded by Dennis Romero to approve the Bumgardners proposal in the amount of \$16,411.67 for the Pine Lake monument sign landscape renovation to be paid from reserve funds. The motion passed unanimously.* Debby brought up the outcome of communication with the county regarding tax lot 200. The tax lot is owned by the county and the HOA's irrigation controllers are located on it as well as maintenance issues arising from tree limbs lifting the sidewalk slabs. Ideas were discussed and research will be done (discussion with Holt Homes and Liz will speak with the county representatives). This will be discussed further at the next board meeting.

Community Relations & Activities Committee: Dennis Romero gave updates on events: Trunk or Treat was a success. Planning for the 3rd Annual Holiday Soiree in progress; looking tentatively at December 13, more information to follow.

Hearings & Compliance Committee: The 3rd quarter 2025 violation detail report was included in the board packet. Trash cans left where visible on non-collection days is still the largest compliance issue.

New Business:

2026 Board Meeting Schedule: the board chose to stay with the current board meeting schedule which is the 4th Tuesday of each quarter (January, April, July, October).

2026 Budget Review: discussion was held on the draft 2026 budget with no increase in assessments and funding of the reserve study above the recommended amount to continue to bring up the funding percentage. *A motion was made by Don Craig and seconded by Dave Newell to approve the budget. The motion passed unanimously.*

Home Business Request Resubmitted: discussion was held on the revised home business request that was submitted and the homeowner answered board questions and gave additional detail. *A motion was made by Don Craig and seconded by Kim Wood to retain the previous denial again due to the CCR's clearly stating that clients coming to the home are restricted. The motion passed (Dennis Romero opposed).*

Lot 4400 Revisited: discussion was held on information Debby presented regarding the possible interest of the neighboring homeowner in lot 4400. Further information will be obtained by board members for discussion at the next board meeting.

2026 Reserve Study: the 2026 reserve study was discussed. *A motion was made by Dave Newell and seconded by Don Craig to approve the 2026 reserve study. The motion passed unanimously.*

Request to Work Sunday's: a request was made for a contractor to be able to complete fencing installation by working the next three Sunday's. Discussion was held on this and Sunday construction is a big complaint that is received because it is the one quiet day of the weekend per the rules. *A motion was made by Don Craig and seconded by Dave Newell to deny the request. The motion passed unanimously.*

Liz called for additional questions from the floor. A homeowner asked about outdoor tv's and if any complaints had come in regarding noise from them. This would fall more under the City of Eagle Point noise ordinance; management will send the homeowner the code enforcement contact information.

The meeting was adjourned at 7:33 p.m.

Next Board Meeting:

The next Board Meeting is scheduled for Tuesday January 27, 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.