

# Eagle Point Golf Community Homeowners Association

## Quarterly Board Meeting Minutes

**Time:** 6:00PM    **Date:** October 18, 2022

**Location:** EPGCHA Office  
177 Alta Vista Road, Suite B

### Board Members

<b>Don Craig</b> - President	<b>Jeff Proulx</b> - Director
<b>Debby Endicott</b> - Landscape	<b>Patty Jensen</b> - Community Relations
<b>Tina Wolter</b> - Director	<b>Kim Wood</b> - Director

**Board Members Present:** Don Craig, Debby Endicott, Jeff Proulx, Kim Wood and Tina Wolter.

**Board Members Absent:** Patty Jensen.

**Others:** Candace Pickett (Fieldstone), Daniel & Renda Scham, Kathryn Ruetz, Dave Newell, Rita Shale, Daniel Baldovino, Mary Grace and Liz Vogt.

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

**Appointment of Vacant Board Position:** Don brought up the other homeowner who ran for election at the Annual Meeting and the new board vacancy created with Julie Moran's resignation. *A motion was made by Don Craig and seconded by Jeff Proulx to appoint Liz Vogt to the vacant board position. Motion passed unanimously via acclamation. Liz then joined the board of directors at the table for the meeting.*

**Appointment of Board Officer Positions:** *a motion was made by Kim Wood and seconded by Debby Endicott to appoint Don Craig as President. Motion passed unanimously. A motion was made by Debby Endicott and seconded by Kim Wood to appoint Tina Wolter as Treasurer. Motion passed unanimously. A motion was made by Tina Wolter and seconded by Liz Vogt to appoint Kim Wood as Secretary. Motion passed unanimously. A motion was made by Jeff Proulx and seconded by Kim Wood to appoint Debby Endicott as Landscape Director. Motion passed unanimously.*

**Open Forum:** Don called for any homeowner comments.

Daniel and Renda Shram expressed concern on a courtesy notice they received for yard maintenance and said they are being harassed by a neighbor over a parked car and landscape and that the police were called. They shared that they have been working on the landscaping and they are concerned about the neighbor's complaints.

Mary Grace requested the Board start using a microphone so that everyone can hear and relayed when she was on the Board they had purchased one.

**Consent Items:** The Board reviewed the 3rd quarter financial statements (July - September) and the draft meeting minutes from July 26, 2022. *A motion was made by Jeff Proulx and seconded by Debby Endicott to approve all consent items. The motion passed unanimously.*

### **Old Business:**

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

Tax Lot 4400: Don updated the new Board members as to the status of lot 4400 that was conveyed by the City of Eagle Point as a part of the settlement agreement and about the owners adjacent to the property interested in purchasing as well as possibly Holt.  
Shed Resolution: The draft shed resolution was tabled until the next meeting to allow the new Board members time to review.

Phase 20 Buffer Zone: Don updated the new Board members on the history of the buffer zone (easement) requirement for phase 20 and the new homes and fencing situation for the new development. There have been several discussions with Jared Dusha and the Board is currently waiting on the landscape/architectural drawings then a decision will need to be made by the Board on the buffer zone/fence location.

**Committee Reports:**

Treasurer's Report: there was no report at this time as Tina Wolter was just appointed to her position. There was a financial summary included with the financials in the Board packet.

Landscape & Maintenance Report: Debby reviewed ongoing items including completion of the Princeville pergola restoration and the committee is working through the common area maintenance items/issues for 16A and 16B.

Community Relations Report: The fall garage sale is on schedule for the 21st and 22nd and the fall/winter newsletter is on schedule to mail the first week of November..

MC Report: Dave Newell presented an update and also expressed the dire need for committee members.

Hearings & Compliance Report: Damien Baldovino was present for his scheduled hearing requesting a variance to park the Pacific Power commercial truck and trailer on the street within the community for job related purposes. Discussion was held. *A motion was made by Jeff Proulx and seconded by Debby Endicott to uphold the violation with an allowance to give the homeowner until 11/30/22 to find an alternate parking location. Motion passed unanimously.*

CC&R Simplification Committee Report: Don noted the CC&R committee is still working on the updates and received the attorney response back. Once the review is complete a revised draft will be presented to the Board of Directors for review.

**New Business:**

Draft 2023 Budget: The draft 2023 budget review/approval was tabled for a week to allow the new Board members time to review; a vote will be taken by email in one week.

Homeowner Business Request: a business review request for marketing was brought before the Board for approval. The City of Eagle Point has approved the business and issued the license and the business is within the required governing documents requirements. *A motion was made by Debby Endicott and seconded by Kim Wood to approve the business. Motion passed unanimously.*

HOA Office Lease Renewal: The 2022-2023 lease renewal with no rent increase was reviewed and a date error was brought to attention to correct ((9-30-22 should be 9-30-23). *A motion was made by Debby Endicott and seconded by Jeff Proulx to approve the 2022-2023 lease renewal with the date correction. The motion passed unanimously.*

Draft 2023 Reserve Study: The draft 2023 reserve study was tabled for a week to allow the new Board members time to review; a vote will be taken via email in one week.

Rental Leasing Requirements: Debby brought up the concerns from residents that had to do with community violations with renters. Discussion was held on updating the existing requirements. Debby, Liz and Kim will review these and bring recommendations back to the Board.

Kim Wood brought up concerns regarding the homes adjacent to lot 4400 and the amount of violations in back yards that can now be seen by access to lot 4400. How can they be given an opportunity to cure, being these areas have not been visible to the Association until now. Don relayed that the Association has to follow the enforcement policy for all homes within the community, however, when they respond to the courtesy notices there can be open discussion with the Compliance Committee and/or Board regarding timeline's to cure for larger violation items.

**Open Forum:**

Don Craig called for any additional comments from homeowners present and Rita Shale brought up her concerns again regarding the lack of landscape and maintenance on the golf course property adjacent to her home. A meeting is being requested with golf course representatives.

Meeting adjourned at 7:39 p.m.

**Next Regular Board Meeting:**

The next Regular Meeting of the Board is scheduled for Tuesday January 17, 2023, 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.