

Eagle Point Golf Community Homeowners Association

Quarterly Board Meeting Minutes

Time: 6:00PM **Date:** March 8, 2023

Location: EPGCHA Office
177 Alta Vista Road, Suite B

Board Members

Don Craig - President

Tina Wolter - Treasurer

Kim Wood - Secretary

Debby Endicott – Landscape Director **Patty Jensen** – Communications Director

Jeff Proulx – Director **Liz Vogt** - Director

Board Members Present: Don Craig, Tina Wolter, Kim Wood, Debby Endicott, Patty Jensen, Jeff Proulx and Liz Vogt.

Others: Candace Pickett (Fieldstone), MC Chair Dave Newell, Steve & Kathy Smart, Nick & Maria Sage, Nancy Rose, Rick & Karen Collins, Mike Smith and Rich McIntyre.

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

Open Forum: Don called for any homeowner comments; there were none at this time.

Consent Items: Items on the consent agenda were as follows: October - December 2022 financial statements, draft meeting minutes for 10/18/22, 12/3/22 and 12/13/22 and the action without a meeting email approval for the buffer zone area to accommodate requests for sheds to be reviewed/allowed in side yards for the buffer zone lots. *A motion was made by Kim Wood and seconded by Liz Vogt to approve all consent items. The motion passed unanimously.*

Old Business:

Tax Lot 4400: Don gave an update as to the status of lot 4400 that was conveyed by the City of Eagle Point as a part of the settlement agreement. There are interested parties in purchasing the property which would then go to a vote of owners. Adjacent property owners are opposed to the sale of the property and would like it to remain as is or be sold to them at a discounted price.

Paint, Shed & Misc. Resolution: The Modification Committee will be working on updates to these this coming year. This item will be removed from the agenda at this time and will be brought to the Board at a later date.

Rules and Regulations: More updates have been brought to attention that will need to be reviewed; this also will be removed from the agenda at this time and will be brought to the Board at a later date.

Committee Reports:

Treasurer's Report: Tina Wolter presented the December 2022 financial update.

Landscape & Maintenance Report: Debby reviewed ongoing items including research done by the Landscape Committee regarding the plants/trees on the landscape plan for phases 11-18. The Committee has a recommendation and is preparing a draft of that. Bids are forthcoming for the plant replacement and work needed at tracts 16 A and B. In follow up of the reserve study components and bids, there is update needed for the Pine Lake work and the proposal cost is \$1,200.00 for the work to be performed by James Love Landscape & Architecture. The goal is that the update will then save money on the actual cost of the work itself. *A motion was made by Liz Vogt and seconded by Jeff Proulx to approve the James Love proposal for \$1,200.00 to have the plans updated. The motion passed unanimously.*

Community Relations Report: Patty Jensen presented updates on the progress of the advertising for the semi-annual Neighborly News newsletter as it is offsetting more cost of the publication and went through upcoming events. Further discussion was held on the possibility of utilizing Lucas Park for a summer picnic event; Patty will check into that possibility.

Modification Committee Report: Dave Newell welcomed the two newest committee members Rich McIntyre and Steve Smart and presented a powerpoint presentation regarding the 4th quarter modification requests statistics. He relayed committee frustration with homeowners proceeding with changes and improvements without going through the process. Don Craig recommended that the information Dave presented be a monthly slide that is put into the monthly informational bulletin along with information on the MC process and the year end modifications and approval percentage.

Hearings & Compliance Report: Don Craig gave an update on the compliance and that overall the neighborhood is in good shape.

CC&R Simplification Committee Report: the work is in progress and will be ready for the board by the 3rd quarter Board meeting as there will still be attorney input needed.

New Business:

Code of Conduct: Don explained the history behind presenting the code of conduct; the code of conduct is a guideline for professional behavior and decisions to be made by Board members and is common with Homeowners Associations. Additional copies were passed out for Board members to sign and return and signed copies were handed in by Debby Endicott, Jeff Proulx and Tina Wolter.

Draft Resolutions: Dave Newell presented the MC recommended changes and the purpose behind the requested changes for the Artificial Turf, Fence, Gazebo and Solar Resolutions. *A motion was made by Debby Endicott and seconded by Tina Wolter to approve the proposed resolutions subject to sections with fines or enforcement sections be removed. Motion passed unanimously. Resolutions will become effective 30-days after they are sent to all residents as long as they are not disapproved by 75% of members.*

Uncollectible Funds Write-off: an account was sent back by the attorney as uncollectible as it is a foreclosure on the estate of a deceased person. *A motion was made by Kim Wood and seconded by Liz Vogt to approve the write-off of funds totaling \$383.12. The motion passed unanimously.*

Delinquent Accounts: the Board reviewed the three ledgers that were in the Board of Directors packet. *A motion was made by Patty Jensen and seconded by Liz Vogt to approve turning the accounts over to the attorney for continued collection. Motion passed unanimously.*

Open Forum:

Don Craig called for any additional comments from homeowners present and Richard Collins expressed frustration over the Quail Run development.

Meeting adjourned at 7:45 p.m.

Next Regular Board Meeting:

The next Regular Meeting of the Board is scheduled for Tuesday April 18, 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.