

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

**Time:** 6:00PM    **Date:** November 9, 2023

**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** – Landscape Director    **Dennis Romero**– CR&A Director    **Don Harbich** - Director

**Board Members Present:** Liz Vogt, Don Craig, Tina Wolter, Kim Wood, Debby Endicott, Dennis Romero and Don Harbich.

**Others:** Candace Pickett (Fieldstone), MC Chair Dave Newell, LC Member Nancy O’Sullivan. Per Sign in Sheet: Deanna Dahl, Karen Dollarhide, Jimmy Delk, John Dowdy, Rick Schulze, Linda Broderson, Danita Romero, Nancy Rose, Bill Sherbert, Mark & Cindy Sottana, Richard & Riffat Romcik, Jerry Felciano and Don & Mary Krolak.

**Call to Order:** 6:00 p.m. by Liz Vogt. Board Members introduced themselves.

**Special Guest Speaker:** Mark Swartz, Director of Design and Entitlements with Park Legacy started his presentation on the Eagle Point Golf Course future development plans. They are facing substantial costs to update items at the golf course (\$700,000 - \$800,000 to redo the bunkers, \$350,000 in irrigation replacement, 1.5 million for new maintenance equipment, etc.). His presentation covered four parcels of property as follows: 1) 32-key boutique 2-story hotel by the existing pavilion, 2) site that could host additional 2-story chalet’s or a possible social club area with a fitness center, pool, pickleball courts, etc. 3) off of Shasta Drive 40 attached townhomes consisting of 3 unit and 4 unit buildings, 4) off of Robert Trent Jones possible 3-4 home sites on 8000 sq. foot lots. They would be looking at 1 to 2 years for development of the townhomes and the hotel. The cost of the social club area is being put together and a survey will be sent out to ascertain the membership interest from EPGC homeowners. More information will be forthcoming as the plans progress.

**Open Forum:**

Liz called for homeowner comments, there were none at this time.

**Consent Items:** Items on the consent agenda were as follows: October 26, 2023 draft meeting minutes. *A motion was made by Don Craig and seconded by Tina Wolter to approve the meeting minutes. The motion passed unanimously.*

**Old Business:**

Draft 2024 Reserve Study: Tina Wolter presented an update on what the reserve study was and the current financial condition with the reserves and funding and answered questions from homeowners. *A motion was made by Don Craig and seconded by Kim Wood to approve the 2024 draft reserve study. The Motion passed unanimously.*

**Committee Reports:**

Treasurer’s Report: Tina Wolter presented the September 2023 financial update review.

**New Business:**

Non-Member Refund Request: Discussion was held on a refund of \$2,112.60 for 110 Aberdeen Lane. The owners contacted the HOA after their title company questioned if their lot was a part of the Association. After research of the recorded documents and plats and further review by the Association attorney, it was confirmed that the address is a part of a partition plat that is not annexed into the EPGCHA. *Motion was made by Kim Wood and seconded by Tina Wolter to refund the \$2,112.60. The motion passed unanimously.*

Owner Request for Variance: Liz called on Dave Newell to present the situation in follow up this request being brought to the Modification Committee. The owners are asking for a variance on the square footage requirement for building a new home due to the grade and shape of the vacant lot. *A motion was made by Kim Wood and seconded by Dennis Romero to table this request until the owners submit information from their builder and architect showing that a larger size build is not possible on that lot. The motion passed unanimously.*

The meeting was adjourned at 7:44 p.m.

**Next Board Meeting:**

The next Meeting of the Board is scheduled for Tuesday January 23, 2024, 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.