

# Eagle Point Golf Community Homeowners Association

## Quarterly Board Meeting Minutes

**Time:** 6:00PM **Date:** April 18, 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, Per Sign in Sheet: Karen & Gabriel Bentz, Linda Bordersen and Mike Smith.

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

**Open Forum:** Don called for homeowner comments; questions about the proposed resolutions were addressed (rock areas, fencing materials and landscape).

**Consent Items:** Items on the consent agenda were as follows: January - February 2023 financial statements for review and the draft meeting minutes for 3/8/23. *A motion was made by Tina Wolter and seconded by Debby Endicott to approve the consent items. The motion passed unanimously.*

### **Old Business:**

**Tax Lot 4400:** Discussion was held regarding the plan of action for lot 4400; possibilities are 1) sell the property which would take a 75% vote of the membership or 2) turn it into a usable common area which would take a special assessment to cover costs. Don mentioned that there may be a new interested party in purchasing the property and asked that the Board table the decision. A neighboring resident expressed concern in regards to zoning and development of that property. *A motion was made by Patty Jensen and seconded by Liz Vogt to table the discussion until the next meeting. The motion passed unanimously.*

### **Committee Reports:**

**Treasurer's Report:** Tina Wolter presented the Jan/February 2023 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 came up with the recommendations for HOLT. Debby had additional Weathertrak information included in the Board packet and information is being gathered for the bid to be provided by Hydropoint.

**Community Relations Report:** Patty Jensen presented updates on the Neighborly News newsletter and reviewed upcoming events. She also gave an update on the use of Lucas Park for a summer picnic event. There is no park use fee; however there is limited parking and it's on a first come first serve basis.

**Modification Committee Report:** Dave Newell presented updates and numbers for the 1st quarter 2023 modification requests.

**Hearings & Compliance Report:** Don Craig gave an update on the compliance and comments were made by board members regarding the report and most common violations.

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:**

Collections Resolution: Discussion was held on the 7/26/22 revision to the collections policy due to COVID hardship (policy was not sent out to members and is not effective). This policy extended the period before collection starts from 90-days to 180-days. With a 7% delinquency rate the Association cannot wait that long before trying to collect delinquent assessments. *A motion was made by Patty Jensen and seconded by Liz Vogt to rescind the 7/26/22 collection policy revision decision. The motion passed unanimously.*

Enforcement Resolution: Discussion was held on the 7/26/22 revision to the enforcement policy (policy was not sent out to members and is not effective) which does not have the cure periods included. *A motion was made by Patty Jensen and seconded by Liz Vogt to rescind the 7/26/22 collection policy revision decision. The motion passed unanimously.*

Annual Meeting Date: Discussion was held on the 2023 Annual Meeting date options. The Annual Meeting will be held on Tuesday September 19th at 6:00 p.m. (location will be determined).

Purchase of Additional Chairs: Discussion was held on the purchase of additional chairs for the office (at some of the meetings there have not been enough chairs. *A motion was made by Tina Wolter and seconded by Kim Wood to deny the purchase of more chairs. The motion passed unanimously.*

Draft Settlement Agreement Addendum: Discussion was held on the draft settlement agreement included in the Board packet which consisted of the changes for phase 19. No additional changes were requested so the draft would be sent back to the Association attorney for follow-up with HOLT's attorney. Any revisions or the final draft will be brought back before the Board for further review and/or approval.

**Open Forum:**

Don Craig called for any additional comments from homeowners present and Rita Shale expressed frustration over the community governing documents and the golf course property.

The meeting was adjourned at 7:48 p.m.

**Next Regular Board Meeting:**

The next Regular Meeting of the Board is scheduled for Tuesday July 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.