

Eagle Point Golf Community Homeowners Association

Quarterly Board Meeting Minutes

Time: 6:00PM **Date:** August 1, 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, MC Member Susan Roach, Chief of Police Jim Hamilton. Per Sign in Sheet: Karen & Gabriel Bentz, Kathryn Ruetz, Mark Greczmeil, Andy Kramer, Linda Brodersen, Bill Craig, Toni Kling and Nancy Rose.

Call to Order: 6:02 p.m. by Don Craig.

Open Forum:

Jim Hamilton, the new Eagle Point Chief of Police introduced himself and answered questions. Topics discussed were related to speeding on both Robert Trent Jones Jr. Blvd. and Arrowhead Trail: 1) EPPD has performed 20 traffic stops and issued 8 citations so far in July. 2) Jim explained the process of setting up a portable radar on property and is looking into that and the different options regarding speed bumps, bump-outs and more speed signs. 3) Liz Vogt brought up the importance of owners calling into the non-emergency number when they see speeders and Jim relayed that was important because they focus on the areas of high calls. 4) Patty Jensen asked about a photo camera being installed like they have in Medford and was it considered jaywalking to cross a street when there is not a sidewalk-Jim responded that the photo cameras were expensive and that there is not a jaywalking law in Oregon. 5) Don Craig asked about a stop sign being installed at the intersection of Sand Pines and Arrowhead Trail; Jim said he would bring that up to engineering though they have found that the stop signs can cause more traffic accidents due to the change in the traffic pattern and due to cars not stopping. 6) Jim was asked about the possibility of accessing weekly crime statistics and relayed that they are working on a new application that would have those stats updated daily along with mapping; it is not available at this time. 7) Kim Wood brought up school busses speeding in the community once school starts and can the EPPD contact them with a reminder that they need to follow the speed limit; Jim responded that this is another opportunity when owners see the school bus speeding they need to contact the non-emergency phone number to report it. 8) Jim was asked about the possibility of adding more signage that flashes the speed limit or moving those to where they are needed most and also about the construction vehicles parking in the no parking zones; Jim responded that construction vehicles are an exception and are allowed to park in no parking zones for loading/unloading and working purposes.

Don called for homeowner comments; a question was raised on what would happen to trees on homeowner lots once construction started.

Consent Items: Items on the consent agenda were as follows: March 8, 2023 draft meeting minutes and the Action Without a Meeting for the insurance renewal approval. *A motion was made by Patty Jensen and seconded by Jeff Proulx to approve the consent items. The motion passed unanimously and the action without a meeting form was signed by all Board members.*

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 will write up a resolution on the plan of action to sell the property and take it to vote by the membership and have that for the Board at the 10/17/23 board meeting.

Draft Settlement Agreement Addendum: Updates were listed in the board meeting notes on the additional changes to the first amendment of the draft settlement agreement now that the Landscape Committee has found that the access road to Tract A was changed since the original plans that were given to the Board/Landscape Committee for review. In addition, the City is not deeding back the common area tract's to 16A and 16B (HOLT deeded to the COEP) and so the Association needs a recorded maintenance agreement for those. The Association attorney is working on the revisions and this will come back to the Board for further review.

Committee Reports:

Treasurer's Report: Tina Wolter presented the June 2023 financial update.

Landscape & Maintenance Report: Debby presented updates on the landscape and challenges this year with the construction and the water being shut off to the RTJ entrance area. Linda Broderson asked about the standing water at the manhole where the construction is off of RTJ, Debby explained they were waiting for pipes and that would be fixed. The Committee has almost finished with the planning for the Pine Lake irrigation plans and plant palette and they are close to starting the RFP process. There are two areas where there are concrete repairs needed and Debby reviewed the bids. *A motion was made by Jeff Proulx and seconded by Patty Jensen to approve the Concrete Crushers bid for \$1,800.00 (funded from reserve) subject to contractor vetting. The motion passed unanimously.*

Community Relations Report: Patty Jensen presented updates on the Neighborly News newsletter and reviewed upcoming events.

Modification Committee Report: Dave Newell presented the 2nd quarter MRF updates and the proposed resolution changes. Don asked if all Board members had read the proposed revisions for the resolutions. *A motion was made by Patty Jensen and seconded by Debby Endicott to approve the proposed changes to the following resolutions: parking strip, paint, shed and Xeriscape. The motion passed unanimously.*

Hearings & Compliance Report: Don Craig and Kim Wood gave an update on the compliance status in the community.

CC&R Simplification Committee Report: the work is 80% complete with more items being added as the work progresses.

New Business:

Owner Emails on Speeding: This was discussed in the homeowner forum.

Resolution Revisions: Resolutions were approved under the Modification Committee Report section.

Board Member Terms Expiring: Discussion was held on the four board member terms that are expiring and if anyone was planning to run for election; Liz Vogt will be running for election again.

Prior Balance Write-Off: There is an outstanding balance of \$156.00 for a prior owner. *A motion was made by Liz Vogt and seconded by Tina Wolter to approve the write off of the \$156.00 prior owner balance. The motion passed unanimously.*

The meeting was adjourned at 7:52 p.m.

Next Regular Board Meeting:

The next Regular Meeting of the Board is scheduled for Tuesday October 17, 2023, at 6:00 p.m. at the 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.