

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

Time: 6:00PM **Date:** October 22, 2024

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 - Director **Dennis Romero** - Director **Dave Newell** - Director

Board Members Present: Liz Vogt, Don Craig, Tina Wolter, Kim Wood, Debby Endicott and Dennis Romero. Dave Newell was absent.

Others: Candace Pickett (Fieldstone). Per Sign in Sheet: Linda Brodersen, Joe Sulzinger, Bill & Toni Sherbert, Julia & Cul Brennen, and Nancy Rose.

Call to Order: 6:00 p.m. by Liz Vogt.

Agenda Addition: Liz Vogt notified the Board that there was one more agenda item she would like to add to the agenda - the addition of a discussion on driveway sealant application and possible rules regarding notification of neighboring residents prior to use.

Open Forum:

Liz called for homeowner comments: 1) Julia Brennan brought up an incident with application of a sealant product on a neighboring driveway. Liz relayed that was the new agenda item that was added and that it would be discussed under new business.

Consent Items: Items on the consent agenda were as follows: July 23, 2024 & October 3, 2024 draft board meeting minutes. Action without a meeting Confirmation for 1) Collection Foreclosure 2) JT Electric lighting repair bid. *A motion was made by Don Craig and seconded by Tina Wolter to approve the consent items. The motion passed unanimously.*

Old Business:

Parks Legacy Proposed Lots: Mark Swartz will be attending a meeting in early 2025 to update the HOA.

Revised Fence Resolution: discussion was held on draft 2 of the revised fence resolution. *A motion was made by Don Craig and seconded by Kim Wood to approve the 2nd revision fence resolution. The motion passed 5-1 (Debby Endicott opposed).*

Rules & Regulations Revisions: the revisions are in progress and the first draft will be available to the Board prior to the next Board meeting.

Committee Reports:

Treasurer's Report: Tina Wolter presented the June, July and August 2024 financial update and discussed collections.

Landscape Committee: *A motion was made by Kim Wood and seconded by Don Craig to appoint Debby Endicott as the Landscape Committee Director. The motion passed.* Debby gave updates to the Board on work completed and all bids in progress. Debby commented on the bidding of the landscape maintenance contract and the recommendation for board approval of the Bumgardners landscape maintenance contract for 2025 through 2027 with no increase the first year and CPI increases the next two years. *A motion was made by Don Craig and seconded by Tina Wolter to approve the proposed Bumgardners landscape maintenance contract. The motion passed unanimously.*

Modification Committee: At this point in time there are no other modification committee members that wish to step up for the Modification Committee Chair position so Dave Newell has offered to stay in that position. Don Craig brought up the concern of a Board Member being in that position and the appearance of the board member having too much control in both positions. Don relayed that traditionally the Board

has not appointed a board member as a director or chair of the Modification Committee. *With there being no one else at this time a motion was made by Kim Wood and seconded by Don Craig to appoint Dave Newell as the Modification Committee Chair until such time that another member comes forward for that position. The motion passed unanimously.* The 3rd quarter statistics were included in the board packet.

Community Relations & Activities Committee: *A motion was made by Don Craig and seconded by Debby Endicott to appoint Dennis Romero as the Community Relations and Activities Director. The motion passed.* Dennis presented updates on the upcoming Trunk or Treat event and the 2nd Annual Holiday Soiree.

Hearings & Compliance Committee: *A motion was made by Don Craig and seconded by Debby Endicott to appoint Liz Vogt and Kim Wood to the Hearings & Compliance Committee. The motion passed.*

The 3rd quarter violation detail report was included in the board packet.

New Business:

2025 Board Meeting Schedule: Discussion was held on the board meeting dates and keeping the 4th Tuesday of each quarter schedule in place. *A motion was made by Don Craig and seconded by Kim Wood to stay with the 4th Tuesday of each quarter (January, April, July, October). The motion passed unanimously.*

2025 Proposed Budget: Discussion was held on the proposed 2025 budget. *A motion was made by Don Craig and seconded by Debby Endicott to approve the 2025 budget with assessments to remain at \$95.00 per quarter. The motion passed unanimously.*

2025 Reserve Study: Discussion was held on the 2025 reserve study and changes. *A motion was made by Don Craig and seconded by Tina Wolter to approve the 2025 reserve study. The motion passed unanimously.*

2024-2025 Office Lease Renewal: Discussion was held on the proposed lease and addressing a few items with the landlord. *A motion was made by Don Craig and seconded by Dennis Romero to approve the 11/1/24-10/31/25 office lease renewal. The motion passed unanimously.*

2026-2027-2028 Reserve Study Update Proposal: Discussion was held on the 2026-2028 reserve study update proposal with discounts for the two option choices (reduced price for two offsite and 3rd year is onsite). *A motion was made by Don Craig and seconded by Debby Endicott to approve the reserve study update proposal. The motion passed unanimously.*

Collection Accounts Handover to Attorney: Discussion was held regarding the collection process per the collection policy and the unpaid accounts that are at that point. Specific account notes were included in the Board packet. *A motion was made by Tina Wolter and seconded by Don Craig to approve the five listed accounts to be turned over to the attorney. The motion passed unanimously.*

Legal Action-HOA Foreclosure: the meeting was adjourned at 6:43 p.m. for the Board to go into executive session for discussion on the proposed legal action. The meeting was called back to order at 6:48 p.m.

Sealant Products Discussion: The floor was turned over to Julia Brennan to discuss their situation. Further discussion was held that the Board cannot prohibit the use of OSHA qualified products which is what was asked, however, the rules and regulations can be updated to require owners to notify affected neighbors prior to using certain products which have these types of chemicals. *A motion was made by Don Craig and seconded by Debby Endicott to have this item added into the rule and regulation revisions. The motion passed unanimously.*

The meeting was adjourned at 7:00 p.m.

Next Board Meeting:

The next Meeting of the Board is scheduled for Tuesday January 28, 2025, 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.