**Eagle Pointe Shores HOA meeting 2-19-2024 @ 5pm**

**Attendees:**

Lyle Firnhaber President

Gina Schimming Vice President

Rob Johnson Secretary

Jason Lopez Treasurer

Mike Figler Board member

Brenda Cuthbertson Board member

Suzanne Furtado Board member

Marsha Bryant Brownstone Properties

Guests: Greg Hill, Neal Zipser, Anthony Rico, Ronale Johnson, Jerry Denney, Robert Kees, Mark Mondro, Rebecca McManus, April Firnhaber

Quorom Met: Lyle Firnhaber requested that Marsha/Brownstone Properties record all meetings, and to provide the board with the ZOOM link within 1-2 days; Marsha agreed to do so.

**Agenda:**

Meeting Minutes.

Lyle Firnhaber made a motion to accept meeting minutes for our 11-14-2023 meeting. Suzanne Furtado 2nd the motion. Board voted with no negative votes, the motion was approved.

Financials:

 Marsha Bryant did a brief synopsis of our financial statement as of 1-31-2024. It was noted that the board received financials for a different community, and Marsha would provide the board with EPS’s fianancials and correct this error in the future.

Architectural Review:

The applicant needs to respond to our legal representative and the board on the ARC issue, before setting up a meeting to discuss solar panels.

COMPLAINT:

The board advised Marsha that they are missing emails/documents that she mentioned: Marsha will send the most recent emails to the board members. At this time, all board members have acknowledged and understand the complaint (have 90 days to respond, by 5/7/24).

CD:

Lyle Firnhaber made a motion to move 100K from our reserve account into a 12 month CD earning between 4.5-5%. Mike Figler 2nd the motion. With no negative votes, the motion was approved.

Weight limits for our roads:

Lyle Firnhaber suggested that our community impose weight limits on our roads. The weight of a concrete truck with a full load weighs 72,000 lbs. (rear load) to 80,000 lbs. (front load); same weight for state or federal highway. Our roads cannot handle this weight, continuously. Mike Figler stated our roads cannot handle 20,000 lbs. and recommended that anyone building a home should post a bond to repair roads. Mike also suggested that the community should hire a separate civil engineer to conduct a reserve study on all community roads. Lyle Firnhaber made a motion to look for a road construction engineer that could advise the board on a weight limit for our road infrastructure. Suzanne Furtado 2nd the motion. With no negative votes, the motion was approved.

Reserve Study:

Rob Johnson made a motion to have Jason Lopez look for a person to do a new more accurate Reserve Study. Brenda Cuthbertson 2nd the motion. With no negative votes, the motion was approved.

The sale of Lots 24 & 203:

Our current contract with real estate agent ends in March. The HOA continues to pay taxes on these lots without the benefit of HOA assessment income. One idea presented by Lyle Firnhaber was to put the lots up for auction. Upon learning of the desire of the HOA to sell the lots, Mr. Anthony Rico expressed interest in purchasing these lots. Rob Johnson made a motion to give Mr. Rico an opportunity to see the lots and make an offer to purchase the lots prior to contacting an auctioneer. Lyle Firnhaber 2nd the motion. With no negative votes, the motion was approved.

Delinquent Accounts:

The board will discuss this further at a later date.

Dry Fire Hydrant:

The Firnhabers and Rob Johnson met with Ryan and Zack of Gretna VFD concerning a grant that would construct a dry fire hydrant along our newly rebuilt boat ramp. A dry hydrant is a pipe that extends into the lake which allows fire trucks to use the lake as a water supply to fight fires. There is only one of these on the lake currently, ours would be the 2nd. We have filled out the grant form and the Gretna VFD will take it from here and submit the form. We had to obtain a “SAM” number first, which took some time. If approved there will be no cost to the association.The ramp was more than satisfactory for the VFD needs. No motion needed.

Fire Break:

The Firnhabers have submitted an application for a fire break grant.(Note: the grant will provide $10k in funding to cut back the trees encroaching our roads.) The Firnhabers have also applied for a federal grant for $250k for the same purpose. There is no guarantee that we will be awarded these grants or a timetable associated with the grants. No motion needed.

Gate Camera power supply:

Currently the gate camera uses AA batteries to take photos and for communication. Due to the large amount of vehicle traffic flowing through our entrance, the batteries are lasting about a month with a battery cost of $25 plus tax per month. Rob Johnson and Gina Schimming provided costs for a solar panel/rechargeable lithium batteries for between $120-$150. Brenda Cuthbertson made a motion to purchase a solar panel and rechargeable lithium battery pack for the camera which should eliminate this expense, for between $120-150. Lyle Firnhaber 2nd the motion. With no negative votes, the motion was approved. Gina Schimming will supply Brownstone with the information they need to make the purchase.

Architectural Standards:

Lyle Firnhaber stated he strongly believes we need an ARC committee a separate Architectural Review Committee(ARC), and update the Architectural Standards regarding solar panels and their location for future construction. The committee must have 1 board member and at least 2 lot owner volunteers. No volunteers came forward at the time of this meeting. This topic was tabled for further discussion.

Lot 104 Owner contact information:

Marsha Bryant will provide Lyle Firnhaber with the information she has on file.

Formal Complaint submitted by a lot owner:

All board members have acknowledged that they have received and read the formal complaint. No need for a closed meeting. Legal counsel is reviewing the board’s responses.

Board Member Positions:

Brenda Cuthbertson made a motion to keep the persons currently on the board in the same positions going forward in 2024. Mike Figler 2nd the motion. With no negative votes, the motion was approved.

Lyle Firnhaber President

Gina Schimming Vice President

Rob Johnson Secretary

Jason Lopez Treasurer

Mike Figler Board member

Brenda Cuthbertson Board member

Suzanne Furtado Board member

Non board member comments:

there were none

Next Board meeting:

The next board meeting is tentatively set for May 22nd, Wednesday at 5pm in person and ZOOM. Note: will reserve meeting room at Tuscan Grill in Altavista.