Eagle Pointe Shores HOA

Regular Board Meeting August 1, 2022 3:00 pm

**Attendees**: Jerry Denney-president, Rob Johnson-secretary, Lyle Firnhaber-vice president, Greg Hill-board member, Gina Schimming-board member, Marsha Bryant-Brownstone Properties… Quorum met

**Guests**: Jason Lopez Lot 2, Mr. Garland Lot 64, Ms. Warren Lot F

Rob Johnson made motion to accept meeting minutes from **June 6th, 2022**. Lyle Firnhaber 2nd the motion. The remaining board members approved these minutes.

During the non-board member comment period there were no outstanding comments or questions brought to the board’s attention.

**Architectural Review**:

Jason Lopez presented his request to erect a tram for lake access on his property. This diagram was complete minus the loading and landing decks at each end. The board approved his request.

**Agenda**:

**Financial report**: Marsha Bryant of Brownstone Properties gave us an accounting of our current finances. She advised the CD that was retiring was rolled over to a new CD with a 1.66% rate. Lyle Firnhaber asked how many owners on current record are required to pay HOA dues annually. The answer was 146.

**21 Acres of HOA common area possibly for sale**: Mr. Bob Mathewson (804-370-6862) who owns adjoining land has expressed interest in purchasing the 21 acres at $3500.00 per acre. His intentions were to protect the natural aspect of the land (not timber or subdivide). The land would be put into a nature conservancy. After some discussion the board came to a consensus that the board was agreeable to move forward with a process for a possible sale with the restrictions that would protect the HOA and the land from being developed. Marsha Bryant of Brownstone Properties is to type up something spelling the board’s terms for a sale and provide this document to Mr. Mathewson. Jerry Denney made the motion to proceed with the process of investigating a possible sale of the 21 acres with our restrictions minus the area where the HOA has a Wood Wise Rural fire hydrant tank at the corner of Robin’s Ridge and Eagle Point Shores Dr. Lyle Firnhaber 2nd. The board approved the motion. It was also noted and discussed that any agreement to sell HOA land would have to be approved by the entire membership at a future meeting—exact process to be reviewed with our attorney.

**Mowing/Maintenance/Snow Removal**: Mowing and landscaping maintenance is on track with no issues. Lyle Firnhaber brought up the issue of our drainage ditches, culverts being filled with silt and causing rainwater runoff that is or could be damaging our roads and driveways. He used his area of Garrison Ridge cul-de-sac as an example. Quotes would be requested for this type of work (reworking the drain beds and adding or replacing riprap as needed). Lyle Firnhaber will take on this project consulting with Mike Rigney our landscaper, to prepare quotes and recommendations for areas of drainage needing repair to be presented to the Board for consideration at a future meeting.

**Gate Access**: We had a request to give each realtor their own code. The reason was to pull reports that would show who, when, how many times, etc. Our gate system does not have a report capability, so this is of no consequence. The control box where you type in your code had to be replaced. It was at it’s end of life expectancy. The cost around $300.00 was paid out of our budget. The new code control does not accept a # symbol. All new individual codes are programmed, and the old ones are in as well. You only type in your 4 digits with no # symbol. **REMINDER**: The old codes will cease on September 1st, 2022. By now all lot owners should have received their key and code for access.

**Lot Research**: Lyle and April Firnhaber have completed their title research on several lots within our subdivision. The Firnhaber’s have asked why two lots within our subdivision are not being charged the HOA assessment. They provided their supporting documentation along with a title company name/fee ($150) for completing a title search on each lot, since the board feels that the title search and possible future HOA annual dues topic should be handled by our attorney. Rob Johnson made the motion to get a certified title research company to do a complete and thorough title search on Lots 1 and 103 and provide their results to our attorney for future handling of this matter. Jerry Denney 2nd. **Greg Hill voted against this motion**. Gina Schimming, Lyle Firnhaber approved the motion and the **motion carried**. Lyle Firnhaber will work this project.

**Boat Ramp Repair**: We have two companies that presented engineering designs and proposals for repairing our boat ramp. Both designs have been approved by Appalachian Power Company. Each proposal is supposed to accomplish the same result using different methods. TBS uses a coffer dam and has a higher price tag around $140,000. QPCI will not use a coffer dam and their price is around $80,000. This project has been contentious with the board where we are all trying to do what is best for the HOA. The board voted electronically to have an unbiased engineering review of the two designs for $500. The 3rd party engineering firm backed out at the last minute and a representative of Master Engineering stepped in and tried to give an unbiased review of QPCI’s design and TBS’s design which was drawn up by Master Engineering. The review by Gary Loomis, of Master Engineering, addressed many concerns that Gary perceived with the QPCI proposal and did not address any concerns with the TBS proposal plan. Because Gary’s firm also created the engineered plans for the TBS proposal, some of the Board felt this was not a fair comparison of the two plans. All board members had an opportunity to review each design for the boat ramp repair project as well as the accompanying reviews. Greg Hill made a motion to accept the proposal and design by TBS and Master Engineering. Jerry Denney 2nd. **Gina Schimming and Rob Johnson voted against** this motion. Gina Schimming said she had issues with the contractual wording in case we had quality issues in the future with TBS’s work. **This motion died**. Rob Johnson made a motion to accept the proposal and design by QPCI. Gina Schimming 2nd the motion but insisted that the contractual wording with QPCI had to have assurances and clarifications. So, the motion is to accept QCPI design and proposal provided the contractual language clarifications can be changed to protect the HOA. Rob Johnson made the original motion, Gina Schimming 2nd. Greg Hill voted to approve this motion, and **Jerry Denney voted against this motion**. **The motion carried**.

**New Business**: A lot owner asked if bardominiums were allowed in the architectural designs. This is a new style of housing that uses metal siding as sheathing. The current rules prohibit such construction. The owner will be advised to submit a drawing, rendering, and design so it can be reviewed by the board. The submittal should be done using the standard architectural review process required for all construction within EPS.

Lyle Firnhaber will work on getting quotes for work on drainage issues.

Lyle Firnhaber asked why Eagle Pointe Shores was not a sponsor of the Leesville Lake Association which provides a resource for knowledge of the lake and looks out for owners who live and play on Leesville Lake. Jerry Denney HOA president said he would include $700 in our proposed budget for the next year. It was noted that the budgeting process is coming up in November this year.

**Electronic Votes**:

July 29th, 2022 the board approved $500. For and independent engineering firm to examine the two designs for our boat ramp repair.

July 10th, 2022 the board rejected the original offer by the owners of lots 207 and 208. The board approved to make a counter offer to the lot owners of 207 and 208 who are in arrears on paying their HOA dues. $4979.99 for lot 207 and $5368.19 for lot 208.

On or around April 1st, 2022 the board approved the cost of $300. To hire a private investigator in an attempt to locate bank and or employment information for purposes of garnishing his account or wages on the judgements. Eagle Pointe Shores vs Plymale Trustee.

**Real Estate News**: There has been no movement on land sales and housing construction in the subdivision.

**Next Meetings**: Our next meeting has been scheduled for October 3rd at 3:00 pm est. Our annual meeting is tentatively scheduled for November 21st at 3:00 pm est. followed by our regular board meeting.