**Eagle Pointe Shores HOA meeting 3-20-23 @ 4pm**

**Attendees:**

Lyle Firnhaber Board President

Rob Johnson Board Secretary

Greg Hill Board Member

Gina Schimming Board Vice President

Jason Lopez Board Treasurer

Marsha Bryant Brownstone Properties HOA Manager

**Guests:**

Jerry Denney

Bob Kees

Kevin Warren

Chuck Harris

**Approval of Meeting Minutes:**

Rob Johnson made the motion to approve meeting minutes from January 19, 2023. Greg Hill 2nd the motion. The board voted to approve the meeting minutes from the January 19th, 2023 board meeting.

**Invitation to be a part of the Board**. Lyle Firnhaber asked the participating lot ownership if anyone was interested in becoming a board member. There were no takers. Marsha recommended removing this topic from the agenda for now.

**Member discussion:** Jerry Denney expressed he had issues with the meeting minutes from January 19th. Jerry then announced that he was recording the meeting and had been recording our meetings. This was the first announcement of anyone recording meeting minutes. Jerry stated he was considering filing a complaint against the board, because board members were altering minutes after the fact to benefit the board position. Currently, every board member is offered the opportunity to amend the minutes before they are submitted for approval. Although the verbiage may not be exact, every effort to provide accurate minutes is taken into consideration. Once approved, the minutes are not changed.

**Financials:**

Marsha Bryant of Brownstone Properties went over our current financials. She had a question regarding $4009.86 for a Eagle Alliance Road Account. Marsha advised that she would investigate with Jennipher of Brownstone to discover what this is for. $700 under misc. was identified as our donation to the Leesville Lake Association. Lyle Firnhaber discussed the CD Rates we are currently getting and that we should investigate getting a better return for our CDs. The board discussed that in the future the board may need to increase our HOA dues to better fund the Reserve Account. The board has not increased our annual dues for 8 years. Any monies in the reserve account are to be spent only on items identified in the reserve account. The Reserve Study was conducted in 2021 and will need to be done again in 2026.

**Architectual Review:**

Jerry Denney submitted a cul-de-sac rebuild for Talon Ridge in front of his property at his expense. The Denney’s will maintain the landscaping they install in the cul-de-sac unless it is damaged by other lot owners, maintenance people, a tornado, etc. Lyle Firnhaber made a motion to approve the request. Jason Lopez 2nd the motion. The board approved the architectural request submitted by Jerry Denney.

**Gate Access Cameras:**

Gina Schimming is managing this project. She will work with Marsha Bryant to set up the account with Verizon where the HOA will pay on a monthly basis. There is an initial set-up fee that needs to be paid; Marsha stated she could use Brownstone’s credit card. After the initial set-up fees are paid, the monthly statements could be sent to Brownstone. The installation of the pole and purchase of the camera is still on going. Jerry questioned if the HOA still had a debit card? Marsha Bryant will research but will utilize the Brownstone credit card to meet this requirement.

**Culvert Rainwater Runoff Repairs:**

All work is completed except for repaving on two areas where new pipes were installed (Jones Pt. and cul-de-sac at the end of Greenberry). The quote for repaving these two small areas (approx..3’ X 50’ in total) is $5000. Lyle Firnhaber would like to delay the patching of these areas until there is other paving work that needs to be done; Lyle can’t justify paying $5000 so we should wait until there are other areas that need repaired or repaved.

Discussion of pavement repairs on parts of Greenberry and mostly Talon Ridge came up. Talon Ridge pavement repairs should wait until all lot owners on Talon Ridge and Jon’s Ct. could be notified and asked if they plan on building on their lots in the near future. The construction traffic could potentially damage a freshly repaired road. Greg Hill asked about erosion at the two sites where repaving is required. Lyle Firnhaber replied that those areas were compacted sufficiently and should be okay, especially since there isn’t much traffic over those two areas. Jason Lopez made a motion to delay paving of these two areas on Greenberry and Jones Pt. Lyle Firnhaber 2nd the motion. The board approved the motion.

Jerry Denney shared the HOA’s past business dealings with Adam’s Paving as a resource.

Jason Lopez shared that he thought it would be a good idea to have a closed session board meeting which sole purpose would be to devise a plan for major road repairs.

**HOA Dues & Billing:**

HOA annual dues have been sent out to the owners of LOT 1 and LOT 103. These lot owners are expected to pay their annual dues.

**Boat Ramp Update:**

All work is completed, and **AEP has issued our BOAT RAMP PERMIT as of 3/20/2023. 0690-21-0003.** Lyle asked if there were any questions regarding the permit. No questions were submitted. Photos of all phases of construction are posted on the HOA web site as well as videos of a boat launching. During the construction phase, seven poles were erected in the water to guide the slabs in straight. Mr. Holiday, the contractor who placed the poles assured us that the poles could remain in place. The proposal originally stated these were temporary poles. On AEP’s review, they determined that these poles would be required to be removed. Our contractor promptly removed the poles. Greg Hill was under the impression that a change order had been submitted without his knowledge, to remove the poles. No change order was required as the original proposal states the poles were temporary The remaining balance owed to our contractor is $18,900. All board members are to approve the completed work before any final payment is made. Rob Johnson stated he has used the boat ramp at least a dozen times thus far.

Gina Schimming approved the boat ramp construction.

Rob Johnson approved the boat ramp construction.

Greg Hill approved the boat ramp construction.

Lyle Firnhaber is a non-vote /contractor.

Jason Lopez will inspect the ramp next weekend and give the board his determination in the near future. The vote must be unanimous. No payment on completed work shall be paid without his approval of the work.

Jerry Denney identified a concern about wood debris building up at the ramp due to the rip rap along the sides of the ramp (note: installed to protect the shoreline). Awareness only. Lyle informed Jerry he would conduct periodic site checks and if necessary, would make any adjustments or repairs at no charge.

Gina Schimming made a motion for Quality / contractor to submit for their final payment of $18,900 which is contingent on Jason Lopez’s inspection of completed work on the boat ramp. Jason Lopez will notify all board members of his results. Greg Hill 2nd the motion. The board voted and approved this motion.

**Lawn Care Maintenance:**

We are on target for our annual budget for lawn maintenance. Our contractor has submitted a plan for our vote to do away with the mulch in the center median of Eagle Point Shores, and replace it with grass. The selling point would be lower annual costs. The mulch needs to be refreshed or replaced every 3 years at a cost of around $10,000. Our contractor’s proposal would be $27,300. Greg Hill made a motion to table our contractor’s proposal for the median work for the future due to costs. Lyle Firnhaber 2nd the motion. The board voted and approved the motion of tabling our contractors’ proposal for median work on Eagle Point Shores.

**Sale of 21 Acres of HOA Common Area:**

There have been no negative comments from the public regarding rezoning of the 21 acres to agriculture. The County Planning Commission is to meet on March 21st, 2023, to rezone this parcel. Lyle will provide all board members with any and all documentation for their review, as well as deed wording, contingencies, etc.

Jerry Denney asked about HOA protections in our contract with the buyer. Lyle Firnhaber informed Jerry that all protections such as timbering, right of ways, water vault will all be included in the deed if the sale goes through successfully. All board members will inspect and approve of final sale as well as having our legal counsel approve (Steve Moriarity).

**Real Estate News:**

No recent real estate news

**Board HOA Training:**

No dates have been given for HOA training. Marsha will reach back out to Steve and get back to the board.

**A closed session will take place after the board meeting adjourns.** Jason Lopez made a motion for the board to enter into an Executive Session following the open board session for the sole purpose to discuss delinquent accounts and the liability of those members to the EPS HOA. Lyle 2nd the motion and all board members concurred.

**New Temporary Gate Code:**

The new temporary gate code is 5605.

**Disclosure:**

Apparently, all our zoom HOA meetings are being recorded by Jerry Denney

**Next Meeting:**

May 15th, 2023, at 4:00pm EST.