

EAGLE POINTE SHORES HOA
Board Meeting Agenda for August 29, 2023

Call to order

-Attendance

Board Members Present – Gina Schimming, Lyle Firnhaber, Brenda Cuthbertson, Rob Johnson

Managing Agent Present – Marsha Bryant

Owners Present – Jerry Denny, John Ellington, Rebekah McManus

-Greeting: Gina Schimming, Vice President

-Review and approval of 6/6/23 meeting minutes – Motion made to approve by Gina Schimming, seconded by Lyle Firnhaber, approved by the board

-Financial report – review and update from Brownstone (Marsha Bryant)

For the month ending 7/31/2023

<i>Operating Acct.</i>	<i>\$69,591.67</i>
<i>Reserve Acct.</i>	<i>\$291,898.05</i>
<i>CD renewed July 2023 4.9%</i>	<i>\$100,817.01</i>

- Review of Draft 2024 Budget – for approval at the October 2023 meeting

The draft budget has been sent to the board for review. The board is to get any projects for 2023 to Marsha as soon as possible. Marsha and Jason will get together to work on the final version of the DRAFT budget.

-Architectural Review

Lot 160 – Received by Mail – Gina motioned to approve with conditions that John bring back other options for the color to include more browns, Lyle seconded, and approved by the board.

Lot 165 – Received by Mail – The board has concerns about the location of the solar panels being too close to the road. Gina made a motion to defer the vote until the next meeting with the following conditions, Lyle seconded the motion, and the board approved the motion to defer.

Jerry Denny is to mail a letter to all owners on his street, Talon Ridge, to ensure no one has objections about the location of the solar panels.

Jerry Denny is also to present the board with schematics of landscaping to hide the solar panels at the next meeting.

Jerry Denny stated that he understands that the final answer will not be given until after we hear back from owners and has waived the 45-day Board Response Rule.

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Order of business

-Gate Access camera update (Gina) – Gate Access cameras have been purchased and activated. The poles need to be installed so that the cameras can be mounted. Lyle stated that this would be completed by the end of the weekend.

-Lawn care/maintenance (Rob/Lyle) – Landscaping is moving on schedule and on budget. There was a concern about some trees on Tallon Ridge that Lyle will speak with Mike, Lightscares, about.

-EPS HOA CD update (Marsha) –The CD was renewed at Select Bank and will be earning 4.91% interest for the next 12 months.

-Discuss HOA past due accounts – Lyle stated that Marsha, Lyle, and Jason were to speak with the Lawyer to place pressure on the delinquent accounts for payment.

-Real estate news (Marsha, Lyle)

Lot 113 sold at Auction

Lots 122, 104, 87, and 171 are pending

-Confirm the date of the next meeting

11/14/2023 at 4pm – The regular board meeting will start at 4pm directly followed by the Annual Meeting.

-Adjournment