**Eagle Pointe Shores HOA meeting 11-14/2023 @ 4pm**

**Attendees:**

Lyle Firnhaber President

Gina Schimming Vice President

Rob Johnson Secretary

Jason Lopez Treasurer

Brenda Cuthbertson Board Member

Jerry Denny Guest

Bob Kees Guest lot 45 & 46

Sarah Rico Guest lot 140

Ronale Johnson Guest lot 43

Justin Vista Guest lot 122

Lynn Guest lot 73

**Quorum Met**

**Motion to approve August 29 meeting minutes:**

Gina Schimming made a motion to approve meeting minutes from August 29, 2023. Rob Johnson 2nd the motion. The board voted to approve.

**Budget**

Marsha Bryant of Brownstone Properties went over several options for the draft budget with the assistance of Jason Lopez our Treasurer. Gina Schimming expressed concerns that the current Reserve Study that is being used in conjunction with the draft budget will require an increase of HOA fees. The Reserve Study consists of amenities that are not accurately priced or necessary for a community not fully developed. Gina Schimming stated that she would like to have another study done in 2024. Gina Schimming made a motion to approve our 2024 budget with zero % increase in our annual HOA assessment (dues). Lyle Firnhaber 2nd the motion. Brenda Cuthbertson voted to approve the proposed budget. Jason Lopez and Rob Johnson voted against the motion. The yes votes carried the motion. The 2024 budget was approved with zero% increase in HOA assessment dues for 2024.

**Architectural Review**

Topic: Jerry Denny solar panel request

A letter was sent out to all lot owners adjoining and across from Jerry Denny’s proposed solar panel location asking for feedback positive or negative. Only one response was received, and it was positive. Since we do not have a separate architectural board, the regular board votes on these types of requests. Lyle Firnhaber made a motion to accept the solar panels but change the location from along Talon Ridge to back behind Jerry Denny’s septic field which would include the approval of removing more trees for this construction. Brenda Cuthbertson 2nd the motion. The board unanimously approved the motion. Jerry Denney interrupted upset by the request to relocate said solar panels and falsely accused a Board Member that their vote was influenced by a past incident that occurred years ago. Rob Johnson quickly stopped this from escalating. Questions from those in attendance were brought up with concerns that solar panels were not allowed. The Board assured and clarified that solar panels are accepted within the community as long as the panels are “unobtrusive”.

**Lawn Maintenance**

Lyle Firnhaber secured a new long term contract with our lawn maintenance person. Lyle Firnhaber made a motion to accept the new contract as submitted. Brenda Cuthbertson 2nd the motion. Gina Schimming and Rob Johnson voted to approve the motion with the exception that the contractor needs to properly weed the mulch beds as this was not done per the contract this summer. Jason Lopez voted against the motion. The motion carried as approved.

**Gate Codes**

The gate codes have been updated.

**Past Due Accounts**

Board will discuss on a separate call.

**Non-Board Member Comment:**

Jerry Denny notified the board that tree limbs were protruding out into Talon Ridge blocking his view of the road. Lyle Firnhaber stated that he would take care of the limb issue.

Lot 104 owner needs to have his lot cut/maintained/bush hogged.

Small discussion on road repairs.

**Annual Meeting December 5th, 2023 @ 4pm**

Brenda Cuthbertson to be officially voted in as a board member. Two new board members are up for vote.

Next Regular Board Meeting TBD

Example: In Person at Tuscan Grill in Altavista and via Zoom