**EPS HOA Annual Meeting 12-5-2023 @ 4pm**

**Attendees:**

Brenda Cuthbertson Lot 108

Jerry Denney Lots 148, 165

Yi-ben Doo Lot 008

Mike Figler Lot 035

Lyle Firnhaber Lot 051

Carl Garland Lot 064

Kevin Hoefner Lot 104

Greg Hill Lot 128

Robert Johnson Lots 043, 044

Robert Kees Lots 045, 046

Jason Lopez Lot 002

Rebekah McManus Lots 085, 170

Kenneth Nelson Lot 006

Anthony Rico Lot 140

Gina Schimming Lot 041

Jaswant Singh Lots 142, 196

W. Macklin Smith Lot 055

Neal Zipser Lot 015

Mark Mondro Lot 122

Suzanne Furtado

**Quorum Met: 24 votes**

Lyle Firnhaber states official quorum has been met.

**Meeting Minutes from November 21, 2022**

Rob Johnson made motion to accept the meeting minutes as written for November 21, 2022. Lyle Firnhaber 2nd the motion. All members voted and approved the minutes.

**Non Board Member Comments:**

Jerry Denney expressed his concern about the quality of work done on our new revitalized boat ramp and expressed that the Board review the ramp again in relation to warranty as the ramp is leaning and has buildup of silt/gravel at the bottom of the ramp. Jerry Denney stated he recently took photos when the lake was low. Gina Schimming requested said photos for review. Jerry Denney stated he will forward and requested photos be added to the website. Jerry Denney also stated he intends to file a complaint to the with the Virginia Common Interest Community Board (CICB) accusing the Board of mishandling the sale of the HOA parcel A consisting of 21 acres and illegally holding Board meetings.

No other owner comments were submitted.

**Board Member Seats:**

Lyle Firnhaber made a motion to renew Gina Schimming’s term as Board member. Brenda Cuthbertson 2nd the motion. Ownership voted and approved the motion.

Brenda Cuthbertson made a motion to accept Mike Figler and Susan Furtado as new board members. Lyle Firnhaber 2nd the motion. Ownership voted and approved the motion.

**Financial Overview:**

Marsha Bryant of Brownstone Properties covered our operating budget and 2024 budget which was already voted on and approved by the board. This includes the topic of zero % increase in assessment dues for 2024.

**Questions and Topics raised for the next regular board meeting:**

Brenda Cuthbertson asked the question: Is a new reserve study that is more accurate proposed for 2024. Lyle Firnhaber stated that additional information will be provided at the next Board meeting.

Lyle Firnhaber suggested that we vote as a board to use an auction company to try and sell the two lots the HOA currently has listed for sale.

**Meeting is adjourned.**

**Next Regular Board Meeting:**

The next regular board meeting will be January 22nd. @ 5 pm via **zoom and in person at the Tuscan Grill in Altavista, Va.**