**October 3rd 2022 EPS meeting minutes @ 3pm**

**Attendees:**

Lyle Firnhaber - acting president, Rob Johnson – secretary, Gina Schimming, Greg Hill, Marsha Bryant – Brownstone Properties, Jerry Denny – guest, Brenda Cuthbertson – guest, Jason Lopez – guest, Carl Garland- guest. There were enough board members to meet a quorum.

**Past meeting minutes:**

 Rob Johnson made motion to accept meeting minutes from 8/1/2022. Greg hill asked that we remove the phone number of Mr. Mathewson from the previous minutes. With that change the minutes were 2nd by Gina Schimming and the board voted to approve.

**Lot owners to fill new board seats:**

 Jason Lopez expressed an interest in being on the board to fill some temporary vacancies. Lyle Firnhaber made motion to accept Jason Lopez as a board member, Rob Johnson 2nd. The board voted and approved Jason Lopez as a board member to be filling a vacant seat.

**NonBoard Member discussion:**

 Brenda Cuthbertson brought her concern for the neighborhood safety as far as a fire hazard. There are so many lots unkept and grown up. She was using an old report from the US Forestry Service of the need for a controlled burn to help abate the fire hazardous conditions. We appreciate Mrs. Cuthbertson bringing this to our attention and we advised we will investigate this further since this topic came up a few years ago.

**Treasurer:**

 Rob Johnson made motion for newly appointed board member Jason Lopez to be our interim Treasurer. Lyle Firnhaber 2nd. Board approved Jason Lopez as interim Treasurer.

**Secretary:**

Lyle Firnhaber made motion for Rob Johnson to continue as Secretary. Gina Schimming 2nd. Board approved. Rob’s term was to end September 2022.

**Financial Report:**

Report presented by Marsha Bryant of Brownstone Properties. One of CDs is maturing in October. Lyle Firnhaber made motion to search and find a new CD with a better percentage rate/term. Gina Schimming 2nd and the board voted and approved.

**Gate Code:**

All old gate codes are expired. All new gate codes are working. Our current regular service providers have been given a new permanent code to use. The temporary code for example/realtors is 5600 which is good through this November. Rob Johnson made motion to have Marsha Bryant of Brownstone write a letter to ownership reminding them of the gate code changes. To encourage all ownership who have lots for sale in the neighborhood to make sure their realtors have the temporary code so they can show their clients the properties**. It is the responsibility of each owner to make sure their realtors have access.** Lyle Firnhaber 2nd and the board voted and approved this motion. Gate sensors replacement quotes were discussed (cost around $3600). This item was tabled for future discussion due to Rob Johnson went and sealed the cracks in the pavement to abate the exit gate being stuck open. Currently the exit and entrance gate sensors are working properly. Greg Hill and Gina Schimming brought up the fact that some of the decorative stone was falling off the facade of the entrance gate wall and this needed repairs in the future. Lyle Firnhaber stated that he can do the repairs in the future.

**Gate Entrance Cameras:**

Gina Schimming gave us an overview of having cellular cameras installed at our gate entrance either powered by solar or using existing power. The photos produced would be put into the cloud for storage and inspection. The old price when research was done was around $500.00. Gina Schimming is to get new pricing.

**Delinquent accounts:**

We discussed lot 25 and 146. The owners would like to give $100.00 per month ($50 for each lot) per month to catch up their delinquent status. At this level it would take 73 months just to catch up let alone being current for future assessments. Lyle Firnhaber made motion to accept $400.00 per month ($200 per lot) each month to catch up. Greg Hill 2nd and the board approved this counteroffer.

**2023 Budget:**

Marsha Bryant went over the tentative 2023 budget. One topic was the reserve contribution which was set a $50,000 which is short on funding the reserve needs. Lyle Firnhaber made motion to raise the reserve contribution to $54,000 from $50,000. Greg Hill 2nd and the board approved. While the 54k does not totally satisfy the shortfall, it does cut the shortfall in half.

Lyle Firnhaber made motion to approve the 2023 budget as a draft. Gina Schimming 2nd and the board approved. This budget draft is to be sent out to all ownership and to be voted on in November meeting.

Lyle Firnhaber made motion to keep our annual assessments at$800.00 per year per lot. Greg Hill 2nd and the board approved.

**Property Management:**

Lyle Firnhaber made motion to approve Brownstone Properties as our manager and to the fee increase for their services. That fee increased from $6900 to $7245 and the last increase was in 2020. Rob Johnson 2nd and the board approved.

**Mowing and Grounds Maintenance:**

No new news on grounds maintenance as far as scheduling goes. The budget for 2023 increased by $1000 due to the cost of weed killer. This is included in our 2023 budget.

**Road Conditions Repair:**

Lyle Firnhaber made motion to approve proposal for road culvert repairs. Gina Schimming 2nd and board approved. The figure is included in our 2023 budget proposal.

**Leesville Lake Association sponsorship:**

Lyle Firnhaber made motion to approve $700 sponsorship for Leesville Lake Association. Rob Johnson 2nd and the board approved.

**Eagle Pointe Shores HOA Property for sale: (21 acres plus or minus)**

Lyle Firnhaber made motion to pursue sale of 21 plus or minus acres subtracting a ‘100 buffer along Robins Ridge. Reasoning and documentation on why we would want to sell this property along with a map produced by Gina Schimming will provided to ownership for a vote. The offer per acre from the Mathewsons was okayed. ($3000) Greg Hill 2nd and the board approved. Marsha Bryant of Brownstone Properties will provide a vote ballot/letter on sale of property to ownership.

**Title Search on Lots 1 and 103:**

Title search concluded on Lot 1 and info (200 pages) will be sent to Brownstone Properties to give to our attorney to determine if Lot 1 is part of the HOA. Documentation was also sent to Brownstone Properties to do same with attorney regarding annual assessments on Lot 103 beginning in 2023 due to new ownership.

**Architectual Review:**

Jason Lopez submitted and architectural review request for landscaping on his lot. Rob Johnson made motion to approve work as submitted. Lyle Firnahber 2nd and Gina Schimming approved. Greg Hill abstained due to the fact he did not have a chance to see the drawings. Board approved the request.

**Real estate News:**

Bank of the James now owns lot 140. No sales or construction news.

**Next Meeting:**

Our next meeting is confirmed to be November 21st @ 3pm via zoom.