

**Eagle Pointe Shores HOA
Regular BOD Meeting Minutes**

Tuesday, February 15th, 2022, @ 3PM

-Attendance— Board Members: Jerry Denney, Rob Johnson, Lyle Firnhaber, and Greg Hill present
Brownstone Properties Representative: Marsha Bryant

-Welcome Introduction--Jerry Denney, President

-Review and Approval of Minutes— The motion to approve the meeting minutes for the November 9, 2021, meeting was made by Lyle Firnhaber, and it was seconded by Rob Johnson. They were unanimously approved by the board members present.

-Non-board member owner comment period from the floor— No additional homeowners were in attendance of the meeting. No additional comments from the floor.

-Election of Officers for 2022—The motion was made by Jerry Denney and seconded by Greg Hill to approve the following slate of officers. The slate was unanimously approved by the board members present.

President – Jerry Denney
Vice President – Lyle Firnhaber
Treasurer – Cory Dine-DuGuay
Secretary – Rob Johnson

- Richard Donnelly resigned from the board due to the sale of his property. The board accepted his resignation. The board is actively looking for volunteers to join the board for the rest of Richard Donnelly's term, December 31, 2022. A notice will be sent to all homeowners to see if there is any interest from the community owners.

-Financial Report— Review provided by Brownstone Properties—Marsha Bryant & Jerry Denney

- Financials Update— Marsha Bryant reviewed the year-end 2021 Financials as well as the January 1, 2022, financials.
- The board had approved the transfer of \$30,000 from the Operating account to the Reserve account. The funds were moved in December 2021 and is shown on the year-end financials.
- The 2021 year-end account totals are as follows –
 - Checking - Operating Account \$ 40,422.87
 - Reserve Account -Money Market \$230,201.33
 - Eagle -CD SB 9210 - .41% Oct 2022 \$ 14,740.99
 - Eagle - CD SB 0169- .75% June 2022 \$100,000.00
 - Eagle - Alliance Road Acct \$ 4,004.49
- The account totals for the end of January 2022 are as follows –
 - Operating Account \$ 39,658.20
 - Reserve Account -Money Market \$235,114.01
 - Eagle -CD SB 9210 - .41% Oct 2022 \$ 14,740.99
 - Eagle - CD SB 0169- .75% June 2022 \$100,000.00
 - Eagle - Alliance Road Acct \$ 4,004.49

- Marsha Bryant mentioned issues with the US Postal Service and recommended that Brownstone email homeowners with email and mail all other homeowners a reminder about Association Fees. Fees are due by March 31, 2022. The board agreed with this plan.

-Mowing/Maintenance/Snow Removal Updates—Rob Johnson –

- The vendor had to remove snow once, so far this season.

-Gate Access Alternatives and Monitoring Update—Committee Report –

- The committee is going to get a plan in place to change the codes for all owners and will present it at the next meeting.

-Boat Ramp Repair Project Update—Jerry Denney –

- Nothing to update currently.

-Architectural Review Committee (ARC) –

- Nothing to update currently.

-New Business—

- Questions regarding the 3 lots that are currently owned by the Eagle Pointe Shores Association.
- Jerry Denney made a motion to place lot 203 for sale, place lot 24 for sale, and work with the lawyer to designate Lot G as common area. Rob Johnson Seconded the motion and the board voted unanimously to approve the action. Lyle Firnhaber will work on getting the 2 lots for sale. Jerry Denney will work with the lawyer on lot G.
- There was also discussion about a common area lot outside of the gated area. The board agreed that the lot should be surveyed. Lyle Firnhaber stated he would work with Accupoint to get the survey completed.

-Set Date for next Meeting—

- **The next meeting date will be June 6, 2022 at 3pm via ZOOM**

-Adjourn