

**Eagle Pointe Shores HOA
ANNUAL MEETING MINUTES
November 9, 2021**

CALL TO ORDER

Zoom meeting called to order at 3pm. This was a ZOOM meeting format.

Attendance and Confirmation of Quorum

Annual Meeting Members Present –

Rob Johnson – Lot 42 & Lot 44 – Board

Jerry Denney – Lot 148 & Lot 165 - Board

Richard Donnelly – Lot 2 - Board

Cory Dine-DuGuay – 159 - Board

Yi-Ben Doo – Lot 8

Michael Kuczinski – Lot 110

Lyle Firnhaber – Lot 51 & 52 - Board

Greg Hill – Lot 128 - Board

Gina Schimming – Lot 41

Bob Kees – in attendance removed PROXY for lots 45 & 46

Pam Kappy – in attendance remove PROXY 114

Total Lots Present – **15 lots present**—note that David Basile, lot 160, joined very late but we used his proxy for verifying Quorum.

Also present was Marsha Bryant, our Brownstone Management representative.

PROXYS For meeting

Lot 15 - Neal & Cheryl Zipser – Undirected Proxy but the proxy is given to Marsha Bryant (they voted for Greg Hill)

Lot 33 - Paul & Linda Bethke – Undirected Proxy appointed to Jerry Denney, voted for Greg Hill

Lot 60 – Naw P. Wah & Van Rin, Proxy for Quorum Only, Jerry Denney appointed proxy

Lot 64 – Carl Garland – Proxy for quorum only, voted for Greg Hill

Lot 98A & 109 – Vaughn Mahaffey, Proxy for quorum only, Voted for Greg Hill

Lot 139 - Nicholas Denney – appointed Jerry Denney as proxy, Directed proxy

Lot 160 - Dave & Kim Basile – appointed Cory Dine-DuGuay as proxy (directed proxy) voted for Greg Hill

Lot 167 - Robert & Kathleen Ferry – appointed Jerry Denney Undirected Proxy

Lot 210 – Kimberly Carrington – appointed Jerry Denney Undirected Proxy, voted for Greg Hill

Total Proxies = 10

With Quorum based upon 146 lots adjusted for any lots behind in their assessments, there were approximately 17 accounts with non-current assessments. 146 less 17 yields 129. We need 10% of this for quorum. Roughly 13 lots needed to be represented. We are well past this minimum when considering lots present and represented by proxy. Quorum was present and confirmed to hold this Annual Meeting.

Welcome Review and Approval of Nov. 16, 2020 Annual Meeting Minutes –

Minutes were reviewed—no changes requested. Jerry reminded everyone to send any changes if they are aware of any in advance of any scheduled meeting.

Approval of Minutes--Motion by Cory Dine-DuGuay and seconded by Dick Donnelly. All agreed and approved minutes with unanimous vote.

Comment Period from the Floor--

Bob Keyes asked if there are any turnovers regarding lots within the community. Marsha stated that there were two (2) additional lots that were sold within this past year. Jerry explained that turnover is usually if someone buys the lot next door.

Additional question was asked about offsite septic if there are distance requirements away from the lake (asked by David). Per Jerry, AEP governs things getting close to the lake, just like our attempt to modify our boat launch. Anything below the 620' water line is restricted. More important for a septic system is the size needed and the absorption available with your soil quality. Also, the size of the house (# of bedrooms) typically dictates the required size of the septic field. Some lots may not have the footprint required to have both septic and the house on the same lot. That is why many lots have a designated off-site septic field. With proper documentation, however, it may be possible to move your septic field to your own property after confirming it meets the county requirements to do so.

Adjacent lots (Bob) have an advantage of being able to have a proper footprint to contain the septic/drain field/house on same lot. Keep in mind that once lots are combined you are unable to uncombine down the road should you choose to sell separately.

2021 YEAR IN REVIEW-

- Brights Road is now Hard Surfaced (completed in 2020) – It's a nice hard surface now coming into EPS (no more dust). This was completed late 2020.
- Addition of parking area near community dock/boat launch – 2020 Rob Johnson coordinated the additional parking
- Update on repair project for boat launch – It is taking more than a year to work with AEP to approve the permit for the repair work. Jerry has worked with a contractor to complete the work. Per the contractor it is too late in the year to get the coffers needed to repair the ramp. Jerry is working with another potential contractor that could do the work versus TBS and are able to move forward with the work sooner as TBS is overwhelmed. There are certain times we're able to conduct this work when the lake is at its lowest point. Also, restrictions for lake construction via AEP to protect the fish population and fish nests.
- Added one new home and one under construction – New home added as soon as you come in the gate at the right and Jerry Denny's home is under construction. Jerry to make a commitment to put together a check list of what is needed for the process starting with construction. With Marsha's help will put this within a newsletter to include other topics pertaining to the community.

- Does anyone have questions – How many finished homes are current that are occupied (7 finished and occupied, one home under construction will be occupied by next year, one has been under development for a while that is not included in the count)
- Lot 8 gate access code requested via this call and it was provided.

BOARD OF DIRECTORS ELECTION – 1 Seat available/up for renewal

- Greg Hill's seat is up for election – Greg Hill is one candidate for this seat
 - Jerry explained the duration of board terms. There are seven 7 current board members and Greg's seat is up for renewal. Jerry mentioned is anyone interested in being a board member, we always encourage all to participate.
 - Floor opened for additional nominations– there were no additional nominations
 - Jerry moved to approve Greg for another 3-year term and Dick Donnelly 2nd the motion. Vote was unanimous for Greg to take the seat for 3 more years.

Financial Report-

Financial update was provided by Brownstone Properties, Marsha Bryant.

10/31 at the end of October we had approx. \$80,000 in operating account and additionally, the following Reserves funds: \$191,155 in a money market, \$14,700 in a CD, and a second CD for \$100,000. We also have a road bond account (showing \$4,000 in this) in place until construction complete (homeowners will apply to receive these funds back once construction is completed on their properties).

Currently, our accounts' receivable stands at about \$42,000; these are lot owners who are in arrears on their assessments. Jerry touched base that we have an attorney that handles delinquent accounts.

Next meeting – TBA. Meeting was adjourned approximately 4:00 pm.