

Eagle Pointe Shores HOA BOD Meeting Minutes

August 10, 2021

CALL TO ORDER

Zoom meeting called to order at 3:00pm.

ATTENDEES

Owners & Guests – Sheri Ruff Brownstone Properties Representative, Chuck Harris (57), Carl Garland (64), Sheri Wies (112), April Firnhaber (51 and 52), Neil Zipser (15)

Board Members – Jerry Denney (President), Rob Johnson (Vice-President), Dick Donnelly (Member), Gina Schimming (Secretary), Cory Dine-DuGuay (Treasurer), Lyle Firnhaber (Member), and Greg Hill (Member).

Quorum confirmed—5 members initially present. Seven (7) board members were present by the end of the meeting. A couple were late to join the ZOOM meeting.

WELCOME INTRODUCTION

Jerry Denney, President welcomed all attendees.

APPROVAL OF MEETING MINUTES

Jerry Denney moved to approve the minutes from the May 11, 2021, meeting; Rob Johnson and Greg Hill seconded the motion. The motion/Minutes were approved with all Directors present voting in favor of approval.

OFFICERS OF THE BOARD

Jerry Denney, President did a brief overview of the board positions.

NON-BOARD MEMBER OWNER COMMENT PERIOD FROM THE FLOOR

Sheri Wies – No comments for the Board

Carl Garland - No comments

Chuck Harris - No comments

Neil Zipser - No comments

April Firnhaber - No comments

FINANCIAL REPORTS

Financial update was provided by Brownstone Properties, Sheri Ruff.

Over \$400,000 in accounts doing well. Part of the \$400,000 are road bonds that is not part of the HOA. \$300,000 in reserve. In all the revenue has had a good year.

For operating point of view, we're running under budget and receivables have been consistence.

Budget association fees are \$116,000.

Financials show we moved \$100,000 over to a one (1) year CD. Account no. 2 will roll over from matured CD to reserves to be set aside for the boat ramp.

PROJECTS

EPS Mowing & Maintenance – Shoulders are looking good with grass versus mud. Rob doesn't see where expenditures are required at this time. Jerry was impressed on how the community looked.

Jerry brought up mulch if this will be done. Rob states it will probably last through the fall into next spring but will need another round of mulch by Spring.

Dick Donnelly mentioned the mulch beds at boat ramp in that area needs to be cleaned up and re-mulched. Per Rob the agreement with Mike Rigby will do the maintenance on the path and around a-bout locations. Rob is responsible for this area for mulching. Jerry gave Rob permission that he doesn't need approval for this area if estimated costs are within the range of \$500 to \$1000.

Jerry had concerns near the boat ramp where the side is starting to erode. Rob and Lyle to discuss best options to correct. This is area that was recently made for vehicle parking near boat ramp.

Jerry noted we may need to put a little money into patching some of the main road areas while putting off the major repairs, for example Talon Ridge Court, to next Spring or a later date.

Rob Johnson asked Jerry about the storage area where Jerry's contractor had been instructed to dump unused dirt. Jerry and Rob will meet in the near future to discuss how this should be distributed.

Campers were on the property again this past weekend. Questions as to the history for allowing people to come in and camp with their tents. Dick Donnelly believes the covenants do not allow however this does not regularly happen. Sheri Wise noted a section in the covenants she thought pertained to this issue. No trailer/camper can be kept overnight according to section F5, page 30 relating to parking more than 7 days.

Jerry to add motion for next meeting about campers. During Jerry's last visit campers were staying at lot next to him, there were 3 tents, fire pit, 7 adults and they had been there for several days. A review of the covenants is required and Newsletter to be updated about camping safety due to Bears residing within the Community including fire pits.

NEW BUSINESS

Archery season is coming up brought up by Rob. Rob is submitting for approval from the board to archery hunt. Jerry made a motion to allow archery season to take place during Virginia sanctioned seasons as long as a lot owner is present during the hunt. This motion was to cover the Fall of 2021 and Spring of 2022 hunting seasons. Lyle second the motion. The motion carried unanimously.

ARCHITECTURAL REVIEW

Jerry Denney nothing on the table for review.

OLD BUSINESS

Sub-committee for gate access codes and security has not met at this time. Rob recommended that this remains on the agenda for next meeting.

Jerry's contractor TBS has been working on getting this boat ramp started. Still waiting on AEP to approve the permit. The ideal time to begin this work is when the lake is lowered. It was recommended to remain with TBS to do the work due to the length of time TBS has spent in working with AEP.

Reserve study on the roads. Jerry recommended that we get 2 to 3 bids on the repair of the roads within the community. Talon Ridge is the worst.

Dick Donnelly asked how all property owners are made aware of the next meeting. Jerry stated Marsha sends out an email to all members. The annual meeting notice will go out in writing. In addition, owners need to receive the approved budget at least 30 days prior to the start of the next fiscal year for the HOA.

Jerry Denney will draft up a budget to be presented for the October meeting. If budget is not approved in October than it will need to be approved by the meeting following the annual budget meeting set for November 9th.

Greg Hill's current board seat is coming up for another term. Greg is willing to serve another term and will be nominated at the Annual meeting.

NEXT MEETING

Next Zoom Regular meeting is scheduled for Monday, October 18, 2021, at 5:00pm.

Additional Zoom EPS Annual meeting is scheduled for Tuesday, November 9, 2021, at 3:00pm to be immediately followed by a Regular meeting for the Board.

ADJOURNMENT

The zoom meeting was adjourned at 4:13 pm.

Minutes submitted by Gina Schimming, Secretary.