

Eagle Pointe Shores HOA BOD Meeting Minutes

October 18, 2021

CALL TO ORDER

Zoom meeting called to order at 5:00pm.

ATTENDEES

Greg Hill (Lot 128), Jerry Denney (148, & 165), Cory Dine-DuGuay (Lot 159), Richard Donnelly (Lot 2), April (Lots 51 & 52), Sheri Weis (Lot 112), Ken Nelson (Lot 6), Macklin Smith (Lot 55), Keane Daill (Lot 166), and Michael Kuczinski (Lot 110)

Board Members – Jerry Denney (President), Rob Johnson (Vice-President), Dick Donnelly (Member), Gina Schimming (Secretary)—joined about 10 minutes late and, therefore, did not vote in Minutes approval, Cory Dine-DuGuay (Member), and Greg Hill (Member). **Quorum confirmed**. Six (6) board members were present.

WELCOME INTRODUCTION

Jerry Denney, President welcomed all attendees.

APPROVAL OF MEETING MINUTES

Rob Johnson motioned for approval of the Minutes for both the 8-10-21 Meeting and the 9-9-21 Meeting. Greg Hill seconded the motion. Minutes were approved with all five (5) of the board members present approving the minutes.

RESERVE STUDY UPDATE

Reserve study was reviewed by Jerry Denney. The reserve study will be conducted every 5 years with this being the second study. The largest amount of expenses shown is for the roads within the community which by 2027 fiscal year will require an approximate amount of \$445,000. Budget (and HOA fees) next fall will need to be considered closely with the future roads expense at the top of the list. There is the potential for an HOA dues increase due to needed road repairs.

Jerry recommended that we seek out additional quotes for the road repairs for comparison during 2022 as this was recommended in the Reserve Study report to have a more accurate assessment as to potential road repairs/reconstruction costs. This should be done before budget time in 2022 for consideration of the 2023 budget.

Jerry also noted that the Reserve Study is complete but assumed boat launch repairs would take place in 2021 which will NOT be the case.

NON-BOARD MEMBER OWNER COMMENT PERIOD FROM THE FLOOR

Non-board members present did not have any questions or issues to be brought to the floor.

FINANCIAL REPORTS

Financial update (as of 9/30/21) was provided by Brownstone Properties, Marsha Bryant. Approximately \$400,000 in accounts--doing well. This consists of approximate \$89,000 in operation, \$6,000 received and held in escrow for Road Bonds and the balance distributed amongst various Reserves Accounts.

From an Operating point of view, we continue to run under budget. Budget association fees at \$116,000. Our attorney collection agency continues to execute on collecting past due accounts—filing liens—taking past due accounts to court, when necessary.

Reserve study was reviewed by Jerry Denney. The reserve study will be conducted every 5 years with this being the first study. The largest amount for expense shown is for the roads within the community by 2027 fiscal year with an approximate amount of \$445,057.80. Budget next fall will increase due to needed road repairs.

Jerry Denney recommended that we seek out additional quotes for the road repairs for comparison.

PROJECTS

EPS Mowing & Maintenance – Updated provided by Rob Johnson. Mowing and maintenance up to date costs spent are \$18,378 and the community will need an additional two (2) more cuttings bringing the total for this year to \$21,000 with it continuing to remain under budget.

Rob explained there are additional items that need to be done to keep the shoulders clear of overgrowth calling this next project “Shoulder Reclaim Project. Rob was instructed by Jerry to provide the details of scope of work and costs for the Spring 2022 Agenda.

Jerry Denney briefly discussed the **Boat Ramp project** and explained that this will be moved to 2022 to be completed due to the board recently receiving the approved permit from AEP and the only contractor found that can do this work now indicating it is too late in the year for him to adequately plan to get this work done in 2021. Greg Hill was concerned if the proposed costs from TBS will remain the same for 2022—Jerry commented that this is an unknown and we would have to address it at the time the work is ready to commence; any price change would have to be approved by the Board.

Sheri Wise read sections of the **Covenants regarding camping**. No trailer/camper can be kept overnight. Section F5, page 30 relating to parking more than 7 days.

Jerry briefly reviewed the **concerns about campers/camping** brought up at last meeting—concerns include fire hazards as well as issues with bears within our community. The covenants were reviewed, and it was confirmed that campers are not allowed unless approved by the Board. Jerry recommended a letter go out to all lot owners that camping is not allowed. Relevant section of was page 27 of Covenants, Section J states the following: “No structure of a temporary character, and no trailer, mobile home, tent, shack, barn, pen, kennel, run, stable, shed or other temporary accessory building shall be erected, used or maintained on any Lot except in connection with construction activities or as approved in writing by the Board of Directors.”

NEW BUSINESS

Jerry Denney provided a review of the **proposed 2022 Budget** and recommended the Board approve the budget as presented.

Cory Dine-DuGuay motioned to approve the 2022 Budget and Dick Donnelly seconded the motion. Rob Johnson, Jerry Denney, Gina Schimming, and Greg Hill approved.

ARCHITECTURAL REVIEW

Nothing on the table for review.

OLD BUSINESS

Sub-committee for gate access codes and security has met and April Firnhaber provided a brief overview of the meeting including estimated costs. Jerry Denney requested the scope of work and costs be provided in writing for the board to review at the next meeting. Sheri Weis brought a concern if vehicles are still able to drive beside the gates when they are closed. Rob Johnson stated this had been corrected with large boulders installed at either side of the gates.

The annual meeting notice will go out in writing and will need to be within owner’s hands within 30 days of the approved budget.

NEXT MEETING

Next 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 5:46 pm.

Minutes submitted by Gina Schimming, Secretary.