

Eagle Pointe Shores HOA BOD Meeting Minutes

May 11, 2021

CALL TO ORDER

Zoom meeting called to order at 3:00pm.

ATTENDEES

Owners & Guests – Jaswant Singh (142 & 196), Chuck Harris 157), April Firnhaber (51 & 52), Marsha Bryant (Brownstone Properties).

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

Quorum confirmed. All seven (7) board members were present.

WELCOME INTRODUCTION

Jerry Denney, President welcomed all attendees.

APPROVAL OF MEETING MINUTES

Richard Donnelly moved to approve the minutes and Rob Johnson seconded the motion. Minutes were approved by unanimous vote.

OFFICERS OF THE BOARD

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

NON-BOARD MEMBER OWNER COMMENT PERIOD FROM THE FLOOR

Chuck Harris discussed codes for the gate and how to obtain a working code so that he can visit. He was informed that he needed to reach out to Marsha Bryant with Brownstone Properties.

Jaswant Singh wanted to know the current state of the community. Rob Johnson provided the update. There are currently seven (7) homes with three (3) in progress.

Jaswant Singh asked what the time frame is to build from architectural review to completion? Rob Johnson responded it depends on the type of home for example Jerry Denney's house is 18 months (stick build) and a home by Clayton (manufactured) is approximately 6 to 8 months. Square footage of home was lowered to 1500 SF for waterfront properties and 1200 SF for non-waterfront properties.

Rob Johnson discussed the Leesville Lake Association, Beautification Day scheduled for 6/12/2021 from 9:00 AM to 3:00 PM. Anyone interested to help, Rob has forms he can distribute to completed.

Chuck Harris asked if there are any interests of builders who are wanting to help develop the community. It was mentioned that a list of contractors that have been used or are interested can be posted to the EPS website. Names to be given to Gina Schimming for posting to the EPS website.

FINANCIAL REPORTS

Financial update was provided by Brownstone Properties, Marsha Bryant.

HOA Annual Fees - Currently there are twenty-seven (27) owners that still owe HOA fees. Of this total, eighteen (18) from 2021 and nine (9) from the previous year.

All business in a HOA must be done in an open announced meeting forum. If the Board has a motion to take action between announced meetings any actions approved must be done with 100% approval of the entire Board. At the next scheduled meeting, any actions taken place between meetings must be "ratified" or announced to the entire membership.

Ratification (again, the Board acted unanimously to approve the following) decision made since our last meeting:
Proposed that the Board reject the current offer of \$6,500 for the settlement of funds due for lots 036 & 037 and counteroffer a settlement of \$7,664.40 as recommended by our legal counsel. This amount to be received must arrive as “good funds” on or before Mary 17, 2021.

Marsha Bryant discussed the placement of a \$100,000 CD and not letting the smaller CD rollover that is maturing shortly. The investment in the \$100,000 CD was approved by the Board.

PROJECTS

Jerry Denney noted we do not have any additional bids for the boat ramp other than TBS Construction who has been working on this bid for more than a year due to limitations and setbacks by AEP. Lyle Firnhaber volunteered to seek additional bids.

ARCHITECTURAL REVIEW

Jerry Denney, President gave a brief overview on the Architectural Review Committee and Covenants. Currently there is not a designated committee for the architectural review board but the board serves in this capacity.

Lyle Firnhaber is looking for pre-approval for a 1280 SF garage in lieu of the specified 750 SF within the Architectural Review document. After discussions and reviewing pictures provided by the Firnhaber's; it was decided that they needed to proceed with completing the required application and submit with plans for architectural review.

NEW BUSINESS

Gate Code/Security Camera/Phone at Access--Marsha Bryant provided an update on the gate operators and codes. The gate operators are original and Mid-Atlantic services the gates and codes.

It will take approximately 1-1/2 hours to make all changes of 200+ to have all access updated.

Transmitters/garage openers are \$41.96 each and it was recommended that the owners pay. Lyle Firnhaber proposed that the HOA pay for the transmitters for fourteen (14) of the current owners who were not original owners of homes, or lots as current owners have lost this amenity.

To upgrade the phone access for the gate system would be \$4,000.

It was suggested that a separate committee be formed to handle the gate access and security. Don Schimming, Rob Johnson, Dick Donnelly, and April Firnhaber volunteered.

Boat Ramp Repair--Boat ramp application updates. Jerry Denney to follow up with TBS.

Lyle Firnhaber will seek additional bids for the reconstruction of the boat ramp and Jerry Denney will forward all the information on the dock/ramp for contractor's review.

Budget Process--Jerry Denney discussed that there will be an early meeting in October to discuss the budget for 2022.

NEXT MEETING

Next zoom meeting is scheduled for Tuesday, August 10, 2021, at 3:00pm.

ADJOURNMENT

The zoom meeting was adjourned at 4:56 pm.

Minutes submitted by Gina Schimming, Secretary.