

Eagle Point Shores HOA Meeting Minutes for 6/6/2022 @ 3pm

Attendees: Jerry Denney, Lyle Firnhaber, Greg Hill, Marsha Bryant-Brownstone Properties, Gina Schimming, Rob Johnson, guests: Jaswant Singh, Carl Garland, Macklin Smith, Pamela Lin

Quorum met: 5 board members in attendance

Lyle Firnhaber made motion to approve meeting minutes for our February 15th, 2022, meeting. Gina Schimming 2nd the motion. The rest of the board approved.

Greg Hill made motion to approve meeting minutes for our March 3/29/2022. Lyle Firnhaber 2nd. Board approved.

Guests Comments-Questions:

Mr. Singh requested a quarterly update on real estate sales to be posted for the subdivision. A quarterly summary will be added to the minutes.

Ms. Lin had same question plus a question on gate access. Hard key versus code versus garage door opener. Every lot owner will get a hard key, their own individual code, and garage door openers can be available if we have enough owners who pay \$60 or more for one so they may be bulk ordered. None at this time.

Board seat vacated: Corey Dine-Diguay has sold her property and vacated her board seat. We have two board seats open at this time that can be filled until the term runs out. Recommend the terms of these two.

Agenda:

Jerry questioned if anyone had any concerns on our existing board members. No response.

Finances. Marsha Bryant covered our current finances. Jerry Denney asked about new rates on our existing CDs since interest rates have gone up. Jerry Denney made a motion for Brownstone to check on best rates for a 6-month term for our CDs that are about to end their term. Brownstone will get confirmed rates. Rob Johnson 2nd the motion and the board approved.

Lyle wanted clarification on accounts receivable-past due accounts. Jerry Denney asked if the board was open to hiring financial investigators to gather data on past due accounts. Noted we have received a judgement against a lot owner and now we can pursue garnishments and putting liens on other assets if found. However, there is a cost to hiring the investigator without a guarantee we will find anything to attach to for recovery. Consistent with prior Board directives, the board approved the use of these investigators to help recover past due monies.

Properties owned by HOA

Lot 24 and Lot 203 are for sale and have had some interest. Feedback from the realtors is that the market is shying away from HOA properties. Investigative work still being done by Lyle Firnhaber on Lot 1. Lyle Firnhaber has asked the question why Lot 103 is not on the books. Marsha Bryant to investigate. Common area (21 acres). Mr. Bob Mathewson has expressed interest in purchasing for \$3500 per acre. This land is mostly outside our gated area. Lyle Firnhaber, Gina Schimming, Greg Hill supported the sale of the land provided requirements are clearly put in writing and reviewed by legal. Jerry Denney advised

we get clear restrictions such as, logging restraints, building rights and utilize the same arrangements as his existing lot. Rob Johnson to reach back out to Mr. Mathewson to see how serious his interest is.

Maintenance: The upkeep of the grounds is going according to plan. No updates are needed at this time.

Gate Access: (Please note this has been updated slightly from the March 29 Minutes but this represents the procedures and timelines for the Gate Access change process) Board wants every lot owner to have a hard key and their own individual code. Lyle Firnhaber made motion for every lot owner to have hard key and individual code. Rob Johnson 2nd. Board approved. START DATE FOR NEW CODES IS SEPTEMBER 1st, 2022. Brownstone will mail letters to all lot owners by June 17th, 2022 with a hard key and individual codes. Lot owners who have the properties for sale with a realtor will be asked to get with Marsha Bryant of Brownstone Properties for requesting the 3-month rolling temp code for realtors only. Realtors are requested to accompany their respective clients when showing property in EPS.

Boat Ramp Repair Project:

Jerry Denney shared photos of EPS ramp at the low water level. The photos showed poor workmanship, crumbling concrete, unlevel concrete, and crooked concrete slabs. The current ramp is unusable except for kayaks. The board is still awaiting a revised new quote from TBS Construction who is the company who gave us a bid of around \$160K in June of 2020. For historical reference, the original bid to replace the boat ramp had been \$113,651 before the Board decided to hire an outside engineer to assess the ramp and to design specifications on how the ramp should be repaired. Due to the complexity of the new requirements, the cost estimate increased to \$159,951 as of the most recent contractor bid—now awaiting an updated bid due to the time delay as previously described). The board and the contractor then had to apply and wait on Appalachian Electric Power (Power Co) to give us a new permit to start work. Jerry Denney had previously encouraged board members to look for alternative contractors to bid on the engineered plans for the work to be done. With that said, Lyle Firnhaber has prepared an option to do the work for less than \$80K. Lyle Firnhaber is a licensed contractor and has devised a plan to replace the existing boat ramp with the same footprint and provided an engineered drawing.

Jerry Denney expressed concern that he would assume that the one-page engineered drawing supplied by Lyle did not correspond to the permit already obtained from AEP as that permit specifically includes the prior engineered drawing supplied by an engineer hired by this HOA to design a repair for our current loading ramp. In addition, Lyle described many scenarios that are not described in his engineered drawing supplied. For instance, he indicated he would try to straighten the ramp and if that did not work, he would tear out the end and just push the new slab into place. Jerry asked about the erosion control and undermining of the current slab and how that was to be addressed. Jerry's concern is that the work that is going to be authorized must be described in detail, so the Board knows what they are approving. The details must be what has been engineered by a qualified engineer who is going to bear the responsibility of the design being functional. Finally, the permits obtained from AEP must be valid for the work being performed. We still need a building permit from the county to proceed with the design as previously engineered. Lyle Firnhaber and Rob Johnson will reach out to AEP and speak with the shoreline manager for AEP concerning questions regarding the permit and if it can be used for the newly engineered proposal presented by Lyle. If all is approved by AEP then ramp repair could start around August 1st of this year with board approval. There are a lot of moving parts here so more to come as answers continue to come in.

Realty Report:

There were only 2 lots that sold in the past quarter, purchased by the same person. No new homes built.

Next meeting tentatively scheduled for August 1st @ 3pm.