

Eagle Pointe Shores HOA Regular Meeting Minutes

November 9, 2021

CALL TO ORDER

Zoom meeting called to order immediately following Annual Meeting, approximately 4pm.

ATTENDEES

Lot Owners – Since this was a ZOOM conference format and continuation after the Annual Meeting, it was hard to determine the non-board member owners who stayed for the Regular Meeting. At a minimum, Bob Kees, David Basile, and April Firnhaber stayed on the call along with Marsha Bryant, our Brownstone Management representative.

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

Quorum of board members confirmed.

WELCOME INTRODUCTION

Jerry Denney, President welcomed all attendees.

REVIEW AND APPROVAL MEETING MINUTES from October 18, 2021

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

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

Nothing noted as we held open discussions during the Annual Meeting immediately proceeding this meeting.

FINANCIAL REPORTS

Financial update was provided by Brownstone Properties, Marsha Bryant. No questions as just covered in Annual Meeting.

Discussion about when to add \$50 the Late fee for Annual Assessments--Jerry and Marsha to research a better approach as to the limit of HOA fees received before adding late fees due to delayed mail system. Marsha recommended that she could send an email out to everyone letting all owners know that the due date for the annual dues is required TO BE RECEIVED by 3/31 and owners should be aware that they are responsible for the payments arrival and the mail system is not an excuse for delayed receipt. Marsha also noted that Brownstone offers the ability to pay online such that mail delays do not have to be a problem.

Motion to move funds--Jerry recommended we reduce the operations account. Suggested we could move \$30,000 from Operations to the Reserves Money Market account since the year is about complete and there is enough funds within Operations to finish out the year. Jerry motioned and Dick Donnelly 2nd the motion. No other comments or concerns from the board. All board members approved.

PROJECTS

Boat launch repair is not taking place currently. We did finally receive the approved the permit from AEP. Jerry is seeking another proposal due to TBS being overwhelmed and shorthanded with hopes of being this done sooner than TBS. Other contractor is out of Gretna. Lake is currently at a low point and has been for some time. Jerry will be out on Friday to review the lake. Dick asked if it was Concrete Foundations Inc. (done some work at Sunset Bay) and they have a good recommendation from someone of their efficacy.

Mowing from Rob Johnson stated we are under budget. Work is being done by Mike Rigby.

ARCHITECTURAL REVIEW Board Business

Lot 165, Denney, has a proposal to remove some dead and dangerously close trees for his house under construction. The covenants say as long as a tree is in the site line of the lake OR with ARC approval they can be removed. These trees to be removed within the coming weeks and work professionally done by Arboristry Associates. The diameters of the trees to be removed are 32", 14", and 6." He is asking ARC for approval to allow Arboristry Associates to remove these trees. Work to be done by end of December

Lyle motioned to approve the removal of the trees according to the Arboristry Associates bid and Gina 2nd the motion. Approved unanimously by the Board with Jerry abstaining from the vote.

GATE and CAMERAS AT ENTRANCE TO COMMUNITY

April had sent a text to Jerry of the breakdown of numbers. April to resend numbers to Gina for her to retype including the scope of work as to what needs to be done. Need to review this at the January meeting.

NEW BUSINESS

Open fire/burning policy on undeveloped lots – Discussion on this issue as we have encountered campers within Eagle Pointe Shores and they frequently think that both camping and open fires are allowed within the community. Open fires are ALSO forbidden in the community. The Covenants clearly forbid camping within the Community—unless approved by the Board. However, if a lot owner wants to spend a week at their lot to determine how they want to build on their lot, the Board would like to hear a request that they would be coming, when, and have a discussion about safety and lack of fires. The issue discussed is that EPS is not a camp-site community. It was sold as a retirement or second home development. Problems have occurred in the past where people have started fires and have no water source to extinguish the fires if they were to get out of control. Question asked by David Basile if he wanted to camp out here what the value of him is asking the board. If he decided to come what does getting permission from the board do. Jerry explained there is huge difference from being a camp versus a residential. People who have bought into this expects it to be residential and we have experienced campers coming in unexpected and having open fires. We found people who did get permission and not to have open fires but ended up having a fire. Major concern is fire is out of control there is no means to put out the fire.

Marsha needs to send David Basile annual packet needed to confirm the address and this was done.

EXECUTIVE SESSION-

The Board held an executive session to consider a proposal by a homeowner to take a major offer in compromise for the two lots that they are very delinquent on their assessments and penalties/fees. The board considered the offer and rejected the offer unanimously as presented by the owner as they have made prior offers and never kept them current. Asking our collections office to continue with legal proceedings for collections.

NEXT MEETING

Next zoom EPS Annual meeting is scheduled for Tuesday, 2/15/2022 at 3:00 pm.

ADJOURNMENT

The zoom meeting was adjourned at 5pm.

Minutes submitted by Gina Schimming, Secretary.