**Eagle Pointe Shores HOA January 16th, 2023 Board Meeting Minutes @ 4pm est.**

Attendees:

Lyle Firnhaber acting president

Rob Johnson acting secretary

Greg Hill board member

Jason Lopez acting treasurer

Gina Schimming acting vice president

Jerry Denney Jr. lot owner- guest

Mr. Macklin lot owner- guest

**Board of Directors Officers:**

Rob Johnson nominated Lyle Firnhaber for president, Jason Lopez 2nd the nomination. Board voted and approved.

Rob Johnson nominated Gina Schimming for vice president, Lyle Firnhaber 2nd the nomination. Board voted and approved.

Lyle Firnhaber nominated Rob Johnson for secretary, Greg Hill 2nd the nomination. The board voted and approved.

Rob Johnson nominated Jason Lopez for treasurer, Greg Hill 2nd the nomination. The board voted and approved.

An additional document was written that covers the Closed Session held on November 21, 2022 when the officers were chosen incorrectly in a closed session. This document can be found on our HOA web site.

**November Meeting Minutes:**

Rob Johnson made the motion to accept the minutes of the November meeting with the additional document covering the closed session. Gina Schimming 2nd the motion and the board approved.

**Open Invitation to lot owners to become a board member by Lyle Firnhaber**

**Financials:**

Marsha Bryant went over the financials. She wanted to emphasize that our reserve budget funding for 2023 is at 46%. $54,000 to put into the reserve budget this year. 75% should be our goal for funding. The 2023 budget has already been approved. Jason Lopez – treasurer will work with Marsha -Brownstone Properties for this year on financials. In 2022 the HOA had 12 owners that are delinquent, 11 of these are repeat offenders. This does affect our budget.

**Architectural Review:** none

**Gate Access Cameras:**

Gina Schimming gave us information on setting up a security camera at the gate. Through Verizon, 1 camera costs $440 per year, 2 cameras cost $767 per year. 30 days of cloud storage on a rolling basis, 1 administrator and 1 back up administrator. There will be a cost for the pole it will be mounted on and the pole’s installation. The camera installation will be done on free basis by owners (tbd). Lyle Firnhaber made motion to approve 1 camera, 1 administrator with 1 backup. Brownstone Properties will be the holder of the data (cloud data) and the key code. Eagle Pointe Shores will be the owner. Greg Hill 2nd the motion and the board approved. Jason Lopez – treasurer requested a phone conversation with Marsha Bryant – Brownstone Properties to determine where this will be allocated within the budget.

**Collections:**

The HOA board currently has two sets of lots in collections. The board was advised in one case the owners could not afford the counteroffer and the other case was rejected by the owners. These two cases consisting of four lots will go through the legal channels to get a financial resolution.

**Leesville Lake Association member dues:**

The amount of $700 to be donated to the Leesville Lake Association which is in our 2023 budget is scheduled to be paid out in March.

**Sale of 21 Acres Parcel A to the Mathewson’s:**

The board concurred by email at 100% to proceed with the sale of 21 acres of HOA common area property. In December of 2022 the board approved the Virginia MLS contract with contingencies for the sale of PARCEL A to the Mathewson’s. The Mathewson’s agreed with the terms, and we have a signed contract. It will take at least several weeks to months to go through the county, as the Mathewson’s want to change the zoning to agriculture.

**Boat Ramp Updates:**

The current state of boat ramp repairs is incomplete due to high water levels which prohibits the cementing of the jointing seems between the slabs. This delay of the project has not accrued any additional costs.

Lot owner Jerry Denney Jr. brought several questions/comments concerning the boat ramp.

1 Making the statement that water level was not to affect the timeline of the completed project. Answer: The pole contractor held up the whole project for 3 weeks which affected the timeline we had to work in, when the water level was down. The water level did affect the joints to be cemented. There is no control by our contractor over this situation. The first opportunity the water level recedes the joints will be cemented.

2 Question: Was the lower sections of the existing ramp in the water removed. Answer: Yes, and yards and yards of rock were put in to build up the substructure before pushing the new ramp slab into the lake.

3 Question: How come a rough nonskid texture was not applied to the new slab/ramp. Answer: Due to the high tensile strength of the concrete along the fiber resin mixed into the concrete on the slab as the engineering drawings required the contractors could not achieve the same results as were on the existing slabs. They did however put on a rough broom finish. The particular parts of the new slab that does not have a rough finish will be under water with the exception of when the water level is extremely low. Deep grooves in the concrete where the trailer will be positioned while launching the boat would be of no practical use.

4 Question: Partial payment was questioned due to the board members not receiving notification for approval of partial payment prior to releasing payment. The project was approved by the board excluding Lyle Firnhaber (QCPI) via electronic vote dated 8/2/2022, notification of this approval and copy of the executed contract was sent directly to Marsha Bryant – Brownstone Properties. Board members are awaiting a copy of the invoice for $60,000.

**Real Estate News:**

Lots 140, 2,160,159 and 9 changed hands in 2022.

**Next Meeting Schedule:**

Our next regular board meeting will be held on March 20th, 2023 @ 4:00 pm est. via zoom