

Eagle Pointe Shores HOA
SPECIAL BOD Meeting Minutes
3/29/2022 4:00pm EST

Attendance:

Board members: Jerry Denney, Lyle Firnhaber, Gina Schimming, Greg Hill, Rob Johnson, Corey Dine-Duguay attended late.

Guest: Neal Zipster lot 15 and Macklin Smith

Agenda:

Landscaping (mulch) of median on Eagle Pointe Shores Dr.

Gate code access and reprogramming

Property owned by EPS (parcel A and 2 lots 24 & 203)

Landscaping

It's been 3 years since 2019 that we have done anything to the mulch on the median of EPS Dr. It was proposed to have the beds prepared by Mike Rigney at \$825, mulch blown in at waterfall, neighborhood sign, gate area, all median on EPS Dr. and round about for \$9375, for a total of \$10,200. Motion made by Jerry Denney and seconded by Lyle Firnhaber. Approved unanimously by Greg Hill, Rob Johnson, and Gina Schimming. This is a 2" layer of mulch. Our price in 2019 was \$14,640.

Gate Access and or Reprogramming

This issue was brought up by residents actually living in EPS and the board due to the fact that key codes have not been updated in forever and unwanted traffic in the neighborhood since realtors give out our access codes and our access codes are common knowledge. Two plans were presented. Plan 1 was code heavy and plan 2 was key heavy. The board voted and approved plan 2. Jerry Denney made motion to accept plan 2 and Lyle Firnhaber and Greg Hill both seconded the proposal. Gina Schimming and Rob Johnson unanimously approved.

Plan 2: We program new codes for existing HOME owners (6 or 7) only. A new permanent code for vendors such as postal employees, FEDX, UPS, Amazon, pest control, propane distributors, septic service, or any other regularly recurring service provider. **ALL HOMEOWNERS WILL HAVE TO HELP EDUCATE THE SERVICE PROVIDERS WITH THE NEW PERMANENT CODE. EXAMPLE: PLACE CODE ON ALL ON LINE ORDERS.** A semipermanent code will be given to contractors building homes for the duration of their project which will expire when the home is completed. A temporary code will be available for immediate access requests where owners have lost or forgotten their new key. This code will only be good for 3 months and will change every three months. This will be given out by Brownstone Properties. The codes and reprogramming will only take place after key box work has been completed and 90 days of education to all parties effected have had a chance to be notified. Programming will be done by Don Schimming and or Rob Johnson and no charge to EPS. A key box will be attached to the key code control post at the gate. A diagram has been provided below. **New keys will be distributed to every lot owner. This will be your primary source for entry.** A key will be made available to all realtors who represent clients in EPS. Realtors will have to accompany their clients and the practice of giving out our gate access codes will no longer be available. **Brownstone Properties will be responsible for assimilating the new gate access plan to all lot owners, keys to realtors upon request, keys mailed to lot owners.** Board members will act as back up for Brownstone Properties. For those who have a garage door opener for the gate, these changes do **NOT** affect how they work. They communicate with

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the gate in their own way and do not need programming. MIDATLANTIC ENTRY SYSTEMS is our gate service provider and will do the work.

Real estate:

Lots 24 and 203 are now listed with a realtor for sale. This was approved in our last board meeting. The reason is we pay taxes on these lots as an HOA.

Parcel A which is roughly 21 acres that borders Robin Ridge and wraps around behind the property of Mr. Robert Towler. Mr. Towler owns the property adjacent from our gate. We have recently had Parcel A surveyed, and we will seek advice from legal counsel with how to proceed boundary issues. Rob Johnson made the motion to seek legal counsel and Greg Hill seconded, with Lyle Firnhaber, Gina Schimming, and Jerry Denney voting to approve motion.

Additional Questions or Topics:

Lyle Firnhaber asked when the cutoff date is for combining lots as one. Answer: December 31st.

Rob Johnson asked the question: Where are we on a new quote from TBS on boat ramp repair since we had to wait forever on AEP to give us our permit. Jerry Denney to reach out to TBS for a new quote. Jerry Denney and Lyle Firnhaber to research additional companies for quotes.

Our next regularly scheduled board meeting will be June 6th, 2022, at 3pm.

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