

**Cottages at Eagle Pointe Homeowners' Association
Annual Meeting
February 19, 2020**

ATTENDANCE

Board members in attendance: Berny Gaarsoe, Dale Harvey and Stan Coleby.

Others in attendance: Brent and Camilla Anderson, Myron Davies, Bob Berrett, Audree Flanders, Doyle and Linda Judd, Bob Lund, Duane and Carolee Marsala, Casey and Ginger Timmerman.

CALL TO ORDER

Berny Gaarsoe called the meeting to order at 7:04 p.m.

MINUTES OF PRIOR MEETING, APPROVAL OF CURRENT MEETING AGENDA

There is a quorum of Board Members. We have voting proxies for 11 homeowners and 14 homeowners attending, so with 25 homeowners represented we have over the 20 percent necessary for a quorum. Notice of the Annual Meeting was emailed out two weeks ago. Minutes of the February 19, 2019 annual meeting were formally approved and the agenda for the current annual meeting was accepted.

OFFICER AND COMMITTEE REPORTS

Treasurer:

Doyle Judd reported that the community is financially sound, as summarized below:

Overall

Cash balance	\$42,200.00
Unbilled but accrued expenses	<u>3,200.00</u>
Unencumbered cash	\$39,000.00

Owner receivables:

Four owners are in a prepaid position. Six owners owe for February, but none of them is delinquent.

There is nothing past due in accounts payable. We are current with all our vendors.

Reserve fund has a balance of \$80,800.00. There are no payables due from the reserve fund. That money is available for future repairs and maintenance of common area assets. The reserve study was sent out the Notice of Annual Board Meeting. Of the \$177.00 dues paid monthly, \$32.00 of those dues go to the reserve fund. The monthly contribution per lot to the reserve fund is as recommended in that study.

Doyle emailed a copy of the 2019 Operating Statement to all homeowners. The deficiency of \$22,931.00 shown in 2019 is because in 2018 we could not find anyone to spread the mulch so that expense was shown as excess in 2018 and used in 2019.

Landscape – Bob Berrett. Cutting Edge Landscaping will be providing a schedule in April when the snow has melted. Bob will send out emails when he has an agenda and actual times for work to be done in 2020. Brent Anderson stated that the snow removal has been excellent compared to where he lived before down in Highland. Casey Timmerman asked if the snow removal crew is to do the sidewalks also. Bob Barrett stated that the sidewalks are usually used to hold the snow from the roads.

Berny stated that he does not think the Draper guidelines for sidewalk snow removal apply to our subdivision because we are not city streets. Once the subdivision is complete, we will have issues with snow because there will be no place to push the snow. Now they come through will a big cutter and blower to widen the streets. The snow may have to be trucked out of the subdivision once all homes are completed.

Bob Barrett said that when the snow is melted to let him know if there is damage to the landscaping from the snowplows. Great Western will repair that damage.

ELECTIONS OF DIRECTORS

We would like to thank Dale Harvey and Stan Coleby for their service on the Board. Their terms are expiring, and they are not standing for reelection. Stan will be leaving for six months and Dale has served for nearly 11 years. Per the Bylaws, we have the option to expand the board to five members and thought that this was a good time to get more participation. Doyle was responsible for the nominating committee and has found four new individuals to serve. Those nominated expressed their willingness to serve. Three of the four are here tonight – Bob Lund, Myron Davies and Brent Anderson. Greg Goins is out of town right now. Berny has one more year on his term.

Doyle and Linda Judd certified the count on the ballots and Stan Coleby witnessed the count. There were twenty-five ballots of the seventy-one lots represented which equals 35%. All four nominees were elected.

NEW BUSINESS

Berny talked with Rob Gulbrandsen and Jeff Beer and they are planning to start three new homes; one next to the Bennetts, one next to the Josephs and one next to the Timmermans. One of the two spec homes on Rolling Bluff has sold to Cory and Janene Lymon. The Gonzalez home has sold, but they are renting it back until June while their new home in Alpine is built. Barlow's home has been listed for sale and Joyce Hamula will be listing her home later in the spring.

OLD BUSINESS

Roads.

Berny stated that this year we will need to do crack sealing again. By doing the crack sealing now hopefully we can put off doing the slurry seal.

Sidewalk Repairs.

Eddie was not able to replace the sidewalks before it got cold. The fix done previously did not work and it is the HOA's responsibility to repair the sidewalks. We will be getting bids for that repair in the spring.

Gates.

Gates are Rob Gulbrandsen's responsibility and we do not have any control over the timing and installation of the gates. Rob has also said that he would like to put up sound walls. The caps for the stone pillars need to be installed. Once the gates are installed, we can no longer use Draper City for trash removal. We will need to contract and pay for our own garbage removal. There is no new update of signage.

Mulch.

Next application of mulch will be in 2022. We will mulch the entire lot every three years. Rubber mulch has been discussed, but there have been issues with toxicity to plants and lawsuits by schools.

Stop Sign on Viscaya.

Stan checked with Rob Gulbrandsen about removing the stop sign on Viscaya at Fair Winns. The sign is shown on the plat maps for the subdivision, so the HOA would need to go to the City of Draper to get that changed. If there is a sidewalk leading to an intersection there must be a stop sign to allow for safe crossing of the road.

ADJOURNMENT

The motion to adjourn passed and the meeting concluded at 7:42 p.m.