

Cottages at Eagle Pointe Homeowners' Association  
Owners' Annual Meeting  
February 21, 2024

Minutes of the Board of Directors annual meeting of the Cottages at Eagle Pointe Homeowners Association, Draper, Utah, held at Suncrest Clubhouse in Draper, Utah at 7:00 PM on the 21st of February 2024.

ATTENDANCE

Board members in attendance: Marsha Gustafson, Linda Judd, and Wayne Sant. Paula Haycock was excused due to illness.

Owners in attendance: Cynthia Sant, Dale Ferguson, Rebecca Toborg, Marj and Berny Gaarsoe, Glenn and Petro Woods, Kevin Needham, Stan and Sharon Coleby, John Holmes, Brad and Michelle Husberg, Rod and Mary Anne Norling, and Brent and Carol Oltjen

BOARD OF DIRECTORS MEETING

I. MARSHA GUSTAFSON

- a. Call to order – Board member Marsha called the meeting to order at 7:00 PM.
- b. Approve agenda. Linda Judd motioned to approve; Wayne Sant seconded. Motion carried. Paula Haycock is home with illness.
- c. Review and approve minutes from preceding Annual Meeting (February 23, 2023) – Motion by Wayne Sant to approve: seconded by Linda Judd. Motion carried.
- d. Proof of notice – Notice of meeting was sent via email and posted on the community website and the Empowered HOA portal.
- e. Greet new neighbors:
  - i. Chad and Stephanie Gretzema
  - ii. Douglas and Laura Ross
  - iii. Regan and Tami Tingey

Note: Rob Gulbrandson has one more completed house to sell. Two foundations have been dug on Rolling Bluff Dr.
- g. New directory is available after the meeting
- h. Election: Thank you to Wayne Sant, Stacey McAllister, and James Busby for their work in organizing this year's election.

II. DALE FERGUSON

- a. Snow
  - i. Driveways: 17 houses are participating in snow removal. Billing is being done monthly. Blowing/shoveling of driveway snow by homeowners should not be thrown into streets.
  - ii. Roads: Being plowed by Great Western

III. WAYNE SANT

- a. Architectural Review Process: A document has been created that answers many questions about the process. This document can be found on the Cottages website. The Cottages should provide a first review to any requests, then Suncrest HOA will review.

b. Election Results

Process review: Nominations were opened in early December, three applicants submitted their information, applicants were approved, open house at Wayne Sant's to meet/greet those running, ballots distributed in February, 63% participation. There were three applicants and three positions. All three applicants are elected for 2-year terms: Rod Norling, Dale Ferguson, and Kevin Needham

IV. LINDA JUDD

a. Financials

Year-End Financials will be on the Cottages at Eagle Pointe website. Budget was presented in November; it was redone because some line items needed to come from specific funds. Mulch budget is \$18K for 2024. The HOA reserve fund is now fully funded, as of January 2024. Costs are likely to go up, so this consideration will need to be factored in for the future so there are enough funds for repaving roads when the time comes. The HOA will require a level I (or comprehensive) reserve study every six years; a level II study two years after that; a level III study two years after that. This timeline is set by Utah State code.

V. THANKS AND APPRECIATION

- a. Linda Judd
- b. Wayne Sant
- c. Cory Lyman

OPEN FORUM

Marsha expressed appreciation for all of the neighbors who come to meetings. She encourages people to serve on a committee, because it gives a chance to meet the folks in our neighborhood.

John Holmes requested that a reminder goes out to neighbors regarding the stop sign at Fair Winns and Viscaya.

Wayne Sant requested that Draper City be contacted to clear the right turn lanes into the neighborhood.

The next quarterly HOA meeting will be on May 15th, 2024 at 7:00 PM at the Suncrest Clubhouse.

Motion by Marsha to conclude the meeting, seconded by Wayne. Motion carried; the meeting concluded at 7:40 PM.