

**Cottages at Eagle Pointe Homeowners' Association**  
**Annual Meeting**  
**February 17, 2021**

ATTENDANCE

Board members in attendance by Zoom: Greg Goins, Bob Lund, Berny Gaarsoe and Myron Davies.

Others in attendance by Zoom: Scott and Shauna Barrick, Rick and Rita Bennett, Bob Berrett, Tom Christopher, Stan Coleby, Cheri Darrah, Bob Eaton, Dale Ferguson, Audree Flanders, Brent and Angela Freeman, Marsha Gustafson, Dale Harvey, John Holmes, Brad and Michelle Husberg, Doyle and Linda Judd, Rod Norling, Tamara Prewitt, Casey Timmerman and Angela Verrastro. One other person on Zoom identified only by Robert's iphone.

CALL TO ORDER

Greg Goins called the meeting to order at 7:05 p.m.

MINUTES OF PRIOR MEETING, APPROVAL OF CURRENT MEETING AGENDA

There is a quorum of Board Members. Minutes of the February 19, 2020 Annual Meeting were formally approved and the agenda for the current annual meeting was accepted.

OFFICER AND COMMITTEE REPORTS

Treasurer: Doyle Judd

Doyle and Greg both sent out the final financial statements for whole year of 2020 and Doyle asked if there were any questions about those financial statements. There were no questions.

Overall

Cash balance	\$54,600.00
Unbilled but accrued expenses	<u>4,000.00</u>
Unencumbered cash	\$50,600.00

Owner receivables:

Five 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.

Reserve fund savings account has a balance of \$82,800.00. There are no payables due by the reserve fund.

Landscape – Bob Berrett

Bob stated that there is nothing happening with landscaping because there is snow on the ground. Eddie will walk through each yard in the spring to check the drip system. Eddie thinks our sprinkling system has issues because we have had different landscape companies do repairs and they each put in different brands of sprinklers. Eddie always replaced with the same sprinklers, so he is going to go through and look at all sprinklers. All drip spray misters will be removed because they don't have emitters to control the amount of water which causes problems with regular drips along the system. Eddie will be working in the subdivision this summer so he can work on our drips in the afternoons. Rob is going to be putting in five homes. Three along Fair Winns, the one on the corner of Fair Winns and Viscaya, and the one in the cul-de-sac next to Berny Gaarsoe. We will pay Eddie by the hour. He will work first on Fair Winns and Rolling Bluff because those seem to have the most issues with water pressure. Then he will get to those along Viscaya.

Greg talked with Douglas at Cutting Edge about a month ago about the pricing. It saved us about \$1900.00 by getting pricing for two years. Greg will also go back to him to see about locking the pricing for a three year contract. Cutting Edge was the only company to give us a bid. The contract Cutting Edge gave the HOA was a one page sheet and Greg said he would draft a contract especially

covering the liability portion of it and have them sign it. The way their current policy reads as far as subrogation or primary noncontributory language, it is per contract so if it not stated in the contract there is no coverage for us.

#### Snow Removal – Bob Lund

Great Western did one pass today and should be out with their bobcat to widen our roads. Because of the snow we had today the roads are very narrow and should be widened tomorrow. We have had a couple of instances where they have dug up the turf and they will have those areas repaired at their expense.

Greg talked with Bart Smith at Great Western a few days ago about pushing snow up onto the driveways. We just had some sidewalks and driveways repaired and we don't want them scraped up by the snow plows. However in some areas they are not clearing the roads sufficiently especially in the cul-de-sacs. When we have so much snow it has to go someplace and usually that goes back along the driveways. Someone in the chat box asked if the snow could be pushed into the empty lots? Bob said they try to push the snow into the empty lots, but those lots are not accessible on some streets. He will approach them again about trying to get as much snow as possible on the empty lots.

#### ELECTION OF DIRECTORS

Greg counted the ballots sent in along with the six proxy ballots for election of a new board member and Bob Lund verified that count. Marsha Gustafson is the new board member. Greg also thanked Berny Gaarsoe for his five or six years serving on the board. They also thanked Audree Flanders, Cheri Darrah and Patti Holmes for being willing to serve.

#### UNFINISHED BUSINESS

Brent Freeman asked for a status update on the water pressure and new lines being planned and potential cost. Bob Berrett said he has talked with Eddie about the water lines and he said that there are separate water lines for the sprinklers and drips. With the new construction going on we can add new valves along that line because they are going to add a larger control station so they can handle all the new homes. It will be easy to do with Fair Winns and Rolling Bluff. The electrical wires need to be put down first. Eddie doesn't think we need to add any other pipes, we can just add additional valves. On Fair Winns ten homes are on one valve so we can go through and split that up into fewer homes. The only issue is that the drip watering cycles will take longer to get through all the stations. With the construction the drip lines on Fair Winns and Rolling Bluff will be checked first. To hook up another line would be about \$10000.00. Putting in more valves will be cheaper and easier and each valve can be controlled independently. We will also need to purchase a larger clock to control the extra valves on Viscaya. It will be a lot less expensive solution for us in the long run and it will increase the drip pressure. They will go through all the yards and make sure that all drips have an emitter that controls the amount of water distributed. Then they will add the new valves. It will probably take a couple of months to get it all done.

In the last meeting it was discussed about an engineering study and Bob Lund and Greg Goins have talked about going down to Water Pro or Draper Water to find out exactly how much water does come into our area. They want to find out where the breakoff is located for the water going to our faucets and the water going to our two main valves for our sprinklers and drips. They want to meet with the Draper City engineers and get answers to these questions which will hopefully solve some of our water problems.

Brent Freeman also asked about going to a private garbage service once all the lots are built out and the gates up and about the cost of that service. Is it going to be comparable to what we pay now or is it going to increase the HOA fees. The garbage cost is now charged on our monthly bill by Draper City. Once we are a gated community the cost will be an HOA issue and added to the budget. Dale Ferguson asked if the gates could be left open so the city could continue to do trash removal. The board will need to talk with Draper City about garbage removal. Scott Barrick said there are a couple of other gated communities in Suncrest so we should be able to find out about their garbage removal. We will also have issues with mail delivery and school buses once the gates go up. Doyle stated that

we have at least two years to figure it out because that is probably the soonest the gates would be up. Jeff Beers, the son-in-law of the developer, Rob Gulbrandsen, said they would like to have all homes built in two years.

Greg Goins and Berny Gaarsoe talked about water issues and that they assume the water lines in the street belong to Draper City, but the streets belong to the HOA. They questioned if there is a water main break does Draper City pay to repair the break and the street. Since the water lines and meters belong to Draper City it should be their responsibility for the repair. Berny thinks if the water break is between the meter and the house it is the responsibility of the homeowner to repair. Stan Coleby had a break between the meter and his house and it was his responsibility to repair. His homeowner insurance paid 80% of the cost.

The developer is going to put a sound wall up along Suncrest Drive between the two entrances. Jeff was out last week with survey equipment marking where that wall would be installed. There are no plans to doing the other side of the north entrance at this time.

A question in the chat box asked about the signage for the community. The signage is a developer responsibility and the board did not have any information about the status of the signage. Dale said he talked with Rob a few weeks ago and Rob said he had talked with three different companies about designing the sign, but they all flaked out. So it is an issue of being able to find a person to make the sign. John Holmes stated that he doesn't think we need a sign because we all know where we live and the signs on the stone walls won't be able to be seen from the street. Putting the sign on the berm makes much more sense than on the wall, but where to put the sign is up to Rob Gulbrandsen.

The new LED lights are now up and are the responsibility of the TRSSD.

Tamara Prewitt asked a chat question about the issue with the Navy flag. Greg said the display of the American flag is mandated by the federal and state government statutes. They can't preclude you from displaying the American flag, but they can mandate where it is placed, how large the flag can be, how high the flag pole, when it is flown, etc. The CC&Rs for the Suncrest OA preclude displaying any other flag or banner. Bob Lund talked with Aimie Toner, the compliance officer at Suncrest, and they had a good discussion about the reasons behind the CC&Rs. Bob is going to personally find out the precedence for flying military flags or anything dealing with service to our nation. Arizona put a bill through that HOA's in Arizona cannot discriminate against the flying of military flags. It will take a while to get any answers. He is planning to go to the Veterans Administration, American Legion and maybe the Department of Defense.

#### OWNERS FORUM:

Nothing additional was added during the owner's forum.

#### ADJOURNMENT

The motion to adjourn passed and the meeting concluded at 7:45 p.m.