

Cottages At Eagle Point Homeowners' Association
Quarterly Board Meeting
August 18, 2021
Suncrest Clubhouse

ATTENDANCE

Board members in attendance: Greg Goins, Myron Davies, Audree Flanders, and Marsha Gustafson. Brent Anderson is listening by telephone.

Owners and others in attendance: David, Leslie and Benjamin Adams, Bob Berrett, Rita Bennett, Tom, Trina and Connor Christopher, Stan and Sharon Coleby, Dale Ferguson, Brent and Angela Freeman, Berny Gaarsoe, Jan Gleason, Dale Harvey, Steve and Paula Haycock, John Holmes, Amy Jack, Angela Johnson, Doyle and Linda Judd, Bob Lund, Corey and Janene Lyman, John Nagy, Brent and Carol Oltjen, Rebecca Toborg, and Martin Zumbrunnen.

Legal Counsel: Caleb O. Andrews, Miller Harrison LLC, Attorney for The Cottages at Eagle Point Homeowners' Association.

OWNERS OPEN FORUM AGENDA

Call to Order:

Greg Goins called the meeting to order at 7:02 p.m.

Common Area Trees:

Dale Harvey asked about the status of replacing the dead trees in the community. Bob Berrett indicated that three trees are being replaced, two at the entrances and one behind Josephs on the hill. The nursery will have a truckload of trees delivered the end of September or first part of October.

Landscaping:

Bob Berrett indicated that we have one more fertilizer application. September will be a busy month. We will plant the trees and fertilize the lawns. By the end of October, we will have pruning completed to prepare for winter, the water shut off and the lines blown out and backflow valves stored.

Water Expense

In July we saved about 137,000 gallons of water on Viscaya and on Fair Winns 202,000 gallons by not adding the Sunday watering for a total of about 340,000 gallons of water. The additional water consumed due to the break in the water line that flooded the home under construction on Nested Cove will be part of the August billing. The board will follow up with Rob Gulbrandsen regarding the additional water expense caused by the break.

HOA Legal Counsel:

The board first contacted Miller Harrison about a year ago to fix the expired registrations with the state. During the November 2020 Board Meeting it was approved to have the CC&Rs and Bylaws updated for a flat fee of \$4500.00. Currently the HOA has spent roughly \$4500.00 on legal fees for general counsel due to issues that have arisen in the association, neighbor disputes, reregistration of the corporate entity, and renewing the corporation status. None of the current invoice is in relationship to the update of the CC&R's and Bylaws.

HOA Communications:

The board has established a website to help with communication in the neighborhood, www.cottagesateaglepointe.com. The website will have sections for governing documents, meeting

minutes, and a community newsletter. A PO Box has also been established so that there is one consistent address for the HOA. Emails have also been established to communicate with board members, request maintenance and report any emergencies. The board is asking the community to no longer send emails to individual "personal emails" for HOA business. By using these emails all board members will be aware of the happenings in the community.

boardmembers@cottagesateaglepointe.com, maintenance@cottagesateaglepointe.com
emergency@cottagesateaglepointe.com.

Architectural Review Application/Process:

There are Architectural Review forms to complete for both our HOA and the Suncrest OA for any changes to yards or homes. These forms must be sent to the Cottages board and to Suncrest for approval prior to beginning any work.

Myron Davies made a motion to adjourn, and Audree Flanders seconded. The Owners Open Forum meeting was adjourned at 8:30 p.m.

BOARD OF DIRECTOR'S MEETING

Meeting called to order at 8:31 pm by Greg Goins.

Board members approved the agenda for the meeting.

Greg called for a motion to approve the prior meeting minutes. Marsha motioned and Audree seconded. Minutes of both the May 19, 2021, Board Meeting and the July 29, 2021, Open Forum Board Meeting were approved and will be posted on the HOA website.

Officer's Report – Finance:

As of today, we have cash of \$55,500 in the checking account. Accounts payable are current with nothing past due. For owner receivables, we now have 61 homes subject to fees. Nine homeowners are in a prepaid position. Four owners still owe for August, but none is delinquent.

In the Reserve fund there is \$94,100 in the savings account. There are no payables in the reserve fund, but there will be some expense for tree replacements and the cost of those trees is unknown.

Old Business:

Insurance on Sound Wall: Greg suggested that we get insurance on the wall and will get quotes for the board to review and vote.

Road seal warranty: The board will contact the company that did the crack seal and have them do the repairs. The company did not blow out the cracks properly before doing the crack seal. When we expressed our concerns, they provided an extra year on the warranty. We will have them out to do the repair before winter.

Pet Resolution:

Comments were made by both Marsha Gustafson and Audree Flanders and a new proposed Pet Resolution was provided to all owners in attendance. The proposed pet resolution was read and Greg asked for a motion to open up the board meeting for owner discussion. Marsha so moved and Audree second the motion.

Additional feedback was provided by owners, which were included in the final version of the resolution stating that no animal is allowed on the property of others without permission which no longer distinguished reasons for being on the property and the maximum leash length to read 8-feet.

Greg asked for a motion to close the open discussion. Myron so motions and Audree seconded the motion. Myron made a motion to approve the pet resolution and Audree seconded the motion. All four board members in attendance voted aye.

Audree noted that the approved resolution will become part of our governing documents and be available on the website and sent to all owners via email. See website for copy of Pet Resolution and Animal Nuisance Complaint Form.

New Business:

HOA Record Storage and Preservation, the board is looking into a method to preserve records so there is an effective way to pass records on to future board members.

Neighborhood Directory and Newsletter: The board is putting together a neighborhood directory and newsletter so we can get to know others in our community. The board would like to update the directory and provide a paper copy every year at the annual meeting. Audree added in regards to the newsletter section, we would love to have somebody volunteer to help with the newsletter, Rebecca Toborg volunteered.

Greg asked for a motion to adjourn. Myron so motioned, Audree seconded the motion. The meeting adjourned at 9:10 p.m.