

**Cottages at Eagle Pointe Homeowners' Association**  
**Board Meeting**  
**August 19, 2020**

ATTENDANCE

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

Others in attendance: Dale Ferguson, Audree Flanders and Martin Zumbunnen, Jan Gleason, Marsha Gustafson, Dale Harvey, Steve and Paula Haycock, Linda Judd, Stan Page, John and Linda Walsh.

Attendance through Zoom: Scott Barrick, Bob Berrett, Bob Eaton, Kent Harman, Brad Husberg, Doyle Judd and Courtney Lassetter.

CALL TO ORDER

Berny Gaarsoe called the meeting to order at 7:07 p.m.

MINUTES OF PRIOR MEETING, APPROVAL OF CURRENT MEETING AGENDA

There is a quorum of board members as all board members are present. Minutes of the February 19, 2019 board meeting were formally approved and the agenda for the current annual meeting was accepted.

NOMINATION OF HOA OFFICERS

Greg Goins was nominated and approved to be President of the Board. Bob Lund was nominated and approved to be Vice President, with Doyle Judd as Treasurer and Linda Judd as Secretary.

OLD BUSINESS

Asphalt Crack Sealing

Morgan Paving will be doing crack sealing of the cracks in the roads. The small cracks will be filled with a fine sand aggregate and the larger cracks will be filled with a much heavier material called Nuvo Gap Crack Sealant. We will get an estimate on the time frame to do that. There will be no parking on the streets on the day they do the crack sealing. You must park in your driveway or outside the neighborhood.

Sidewalk repairs

Greg Goins got a bid of \$15000.00 to repair 68 sections of the sidewalks that have spalling. We were going to have Eddie do it last year, but he could not get it done. Some of the sections are cracked, but most of them have the spalling on the top. Some of you have driveways that are spalling, but that is on your own dime if you want to fix that. Kercher's put a coating on their driveway, and we engaged that same guy to do some of the sidewalks and it did not hold up like it did on Kercher's driveway. Greg Goins said he found out about this guy through John Hill who had him do his prior house and after 8 or 9 years it still looks brand new. Rob Gulbrandsen was supposed to replace Greg's patio, but never did, so he had the guy do his patio which was sinking. They drilled holes in the driveway to be able to fill the hollow spots and then filled the holes and cracks and put the coating on it. It was half as much as removing and replacing the patio. The guy physically walked the neighborhood and recommended that we fix 68 of the sections. He quoted \$25,000.00 to \$27,000.00 to tear out and replace those sections. They will grind down the sidewalk and then put a thick coating on it. The product is made in Logan so it is made for this climate. They guarantee it for 10 years. He will give a quote to those of you who want your driveway done at the same time. It will probably be about \$5,000.00 to \$6,000.00 to do the driveway. Rob Gulbrandsen replaced the sidewalks that were bad in front of Susan Stockdale's home before she moved. John Walsh mentioned that we still have cars parking on the sidewalk. Berny said he will send another notice out reminding people that there is no parking on the sidewalks.

## ARC Application Reminder

Another thing we need to remind everyone about is that if you are planning any major landscaping changes, or want to put something on the outside of your house that is not standard, or put up a fence or add solar, you need to file an Architectural Committee Application with the HOA board and also with Suncrest. One or two trees or bushes is not considered major, but anything that changes the design would be considered major such as a fire pit or seating. You need to file the application with us and then also go to Suncrest. They usually check to see if we have approved the changed before they will approve them.

## Community Rules

This is again a reminder that there is no parking on the sidewalks. We also sent out the following resolution clarifying the guidelines on RV parking:

### RESOLUTION 2.1 dated 8/17/2020

Replaces Resolution 2.0 dated 11.6/2017

### RV/TRAILER GUIDELINES

Section 9.1(i) of CC&R's states "...no parking of boats, trailers, commercial vehicles, motorcycles, commercial trucks, truck campers, motor homes, golf carts and like vehicles and equipment ..... shall be allowed only within the confines of a garage".

The Board understands that RV's, boats and trailers need time to load, unload, make small repairs and clean up. The Board will accept a reasonable time for these activities, but not to exceed 72 hours from when first pulling into the Cottages to load, unload, repair and clean up. Example- if you pull into the Cottages and park your RV/trailer 5:00 PM Sunday, you must pull your RV/trailer out by 5:00 PM Wednesday. There must be a separation between the load and unload hours where no vehicle/trailer is parked on the property. RV/trailer auxiliary charging motors must not be engaged or used during the 72 hour grace period. RV/trailer pop outs must not be extended into the street while parked. If there are needs to extend pop outs, they must be extended towards your home. Any variance from this schedule will require Board approval. Violators can be fined \$25 per day when they violate these guidelines.

The intent of the Board is to comply with the CC&R's with a reasonable approach. Complying with the CC&R's will keep our community from developing a cluttered look as we continue to grow.

A motion to approve Resolution 2.1 dated 8/17/2020 was approved.

There should be no one living in the RV during this loading or unloading time. The trailer should not be parked on the grass which could damage the sprinkling system. They should not be parking on the sidewalks, but some of them are so large that they are blocking the street, so we have given permission for them to park on the sidewalks to accommodate the street traffic. But if the RV damages the sidewalk it is the responsibility of the homeowner to pay for the repairs.

## OFFICER AND COMMITTEE REPORTS

### Treasurer:

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

Overall

Cash balance	\$36,500.00
Unbilled but accrued expenses	<u>7,500.00</u>
Unencumbered cash	\$29,000.00

Owner receivables:

Seven owners are in a prepaid position. Three owners owe for August, 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 \$91,500.00. There are no payables due from the reserve fund.

Our checking account balances go down in the summer due to all the expenses for landscaping, sprinkler repair and water.

### Landscape – Bob Berrett.

The lawn problems are mainly due to wind and extreme heat. We have had the repair technician out to try to correct the issues by putting in 12 ft nozzles to give better lawn coverage. Greg Goins has been helping me fix a lot of drips especially along Suncrest Drive due to leaks and broken pipes. We will probably need to replace the old pipe because as soon as we fix one spot another shows up. We also have fixed some sprinkler issues because the sprinkler technician usually comes on Thursdays and we do not want flooding issues. The weeding will be done this next Thursday. They should take out the grass that is growing in the flower beds. The last crew they sent out was new and did not have much supervision or know what we wanted done. They are supposed to send out the regular crew.

Bob Eaton asked if homeowners are allowed to prune out the dead branches on the conifer trees in the yards. The landscaping crew does not do any pruning of trees, so that is the homeowner's responsibility. You can change out shrubs, but you need to make sure what you put in is in line with the existing landscaping throughout the community. Bob recommended that the homeowner should put in the drip lines for the new shrubs. If the homeowner is unable, put a flag in and let Bob know that you need a drip added. To contact Bob Berrett: [bob@berrett.org](mailto:bob@berrett.org).

Berny mentioned we have had a few Blue Spruce trees in the neighborhood that have had a fungus. He sprays his trees with Fertilome that you can purchase IFA Store. We have had tree service crews come through that claimed we had tip weevil and a bunch of other stuff and quoted \$15,000.00 to spray the neighborhood. The BYU Arborist came and walked the neighborhood twice and said we did not have those issues. The evergreens along Suncrest Driver were getting too much water because of the clay soil and we had to replace them.

### ADJOURNMENT

The motion to adjourn passed and the meeting concluded at 7:50 p.m.

### OPEN FORUM

Notice will be sent out to the homeowners as to when the crack sealing and sidewalk repairs will be done.

Tina Osborne asked about the drip and sprinkler pressure. Bob Berrett told her it was a Draper issue. Berny said with all the new Edge Homes our water pressure and internet signals had gone down. He told Tina she was welcome to go to Draper to see what they would do. Bob Berrett said they raised the PSI on all the valves and cleaned out the filters. We cannot increase the PSI further or it will blow out all the peripheral lines.

Tina also expressed thanks to Bob Berrett for the job he is doing on the landscape committee. She asked about bagging the grass clippings next year. Bob told her that it would be about 20% more or about \$10,000.00 more to bag the grass. Under the current contract of 58 homes in the neighborhood, it would cost each homeowner about \$200.00 more each year for bagging the grass. She would be willing to go to each home to see what the consensus is concerning bagging the grass.

Greg Goins said that our contract is up this year and we will be getting bids for next year. We can have them bid the scope of work both ways. It takes longer to mow the grass and haul it away which is why there is a big expense for bagging the grass. We need to put the issue to a vote to everyone in the neighborhood after getting the bids and knowing exactly how much it will cost each homeowner to bag the grass. Homeowners cannot opt out of bagging the grass. Bob Lund stated that we are part of a community and we need do what the majority chooses. Myron Davies said we need to find out what the new contract for landscaping bids out at and then how much more each homeowner would need to pay to cover the bagging of the grass.

Marsha Gustafson asked about the \$17.00 increase in dues in 2018 that was for tree spraying that was not done. Berny said that increase was used for the increased cost of water, mulch, landscaping maintenance and repairs.

Some homeowners such as Stan Page, have changed their sprinklers to use their house water instead of the neighborhood system. There must be a check valve put in between the house and the yard to prevent contamination to the house water. The change to using house water for landscaping is each homeowner's responsibility with approval from the HOA.

Owner Forum adjourned at 8:03.