

Cottages At Eagle Point Homeowners' Association
Quarterly Board Meeting
November 17, 2021
Suncrest Clubhouse

Minutes of the Board of Directors Meeting of The Cottages at Eagle Pointe Homeowners Association, Draper, Utah, held at Suncrest Clubhouse in Draper, Utah at 7:00 PM on the 17th of November, 2021.

ATTENDANCE

Board members in attendance: Marsha Gustafson, Audree Flanders, Brent Anderson and Paula Haycock
Owners and others in attendance: Brent Freeman, Jan Gleason, Dale Ferguson, Doyle and Linda Judd, Steve Haycock, Dale Harvey, Bob Lund, Martin Zumbunnen, Bernie and Marj Gaarsoe, Stan and Sharon Coleby, Brad and Michelle Husberg, Linda Christensen, Cory Lyman, Trina Christopher, John Holmes, Rebecca Toborg, Camille Anderson, John Nagy. Olivia Church – PMSI, Tod Bean – Guest

OWNERS OPEN FORUM

Q&A with 3 Owners – Dale Harvey, Doyle Judd, Linda Judd

BOARD OF DIRECTORS MEETING

I. CALL TO ORDER

Board member Marsha Gustafson called the meeting to order at 7:17 PM

II. ROLL CALL OF OFFICERS

Present: Marsha Gustafson, Audree Flanders, Brent Anderson and Paula Haycock
Absent: None

Also Present: Olivia Church – PMSI Manager, Tod Bean – VP CCMC, Guest of the Board

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Marsha Gustafson, seconded by Paula Haycock to approve the minutes of August 17, 2021 and August 23, 2021, Motion Carried.

IV. FINANCIAL REPORT

Olivia Church gave the report as follows:

- A. Total assets as of October 31, 2021
- B. Operating \$47,778.13
- C. Reserves \$99,786.42
- D. Delinquencies: None
- E. As of October 31st \$97,055.44 in expenses, 11.5% under budget YTD

V. RESERVE STUDY REVIEW

Brent Anderson gave the report as follows:

- A. Improvements in the percentage of reserve funding from 2016 (at 50%) to 2020 (at 75%) 2021 project to be funded at 79% as of 12/31/21.
- B. Level II Site Visit to be done in 2022 to address economic changes and consideration for Community Irrigation/Sprinkler System, Sidewalks/Roads
- C. Presentation to be given by CS LTD to the Board in the June 2022 Quarterly Meeting

VI. PRELIMINARY 2022 BUDGET REVIEW

Brent Anderson gave report:

- A. No change to HOA Fees for 2022
- B. No change to the amount of the Reserve Fund until after the reserve study
- C. Reserve account is now in a high interest earning account
- D. Mulch one of the largest budget item, currently obtaining bids
- E. Budget to be finalized and presented at the annual meeting.

VII. LANDSCAPE REPORT

Paula Haycock gave the report as follows:

- A. Cutting Edge has completed service for the year
- B. Under contract through 2023 Season, Expect to start up again March 2022
- C. Thanks to Bob Berrett - New Landscape Committee: John Nagy, Steve Haycock, Gary Lauritzen, Stan Page

VIII. OLD BUSINESS

Old business was discussed by Audree Flanders and Marsha Gustafson

- A. Insurance On Community Wall: Coverage has been placed with Nationwide estimated at \$135 Annually. Coverage for Earthquake/Landslide is not cost effective, no coverage will be placed for those perils.
- B. Road Seal: Morgan Paving will schedule in the spring when temperatures are 50 degrees and rising. Work is under warrantee.
- C. Neighborhood Directory: Available for pick-up
- D. Attorney Services: \$0 balance with Miller Harrison.

IX. NEW BUSINESS

New business was discussed by Marsha Gustafson

- A. New Board Member, Officer and Committee Member: Paula Haycock, serving as Interim Board Member, Cheri Darrah serving as new Secretary, Rebecca Toborg serving as Welcoming Committee/Newsletter.
- B. Community Signage: Suggestion made to put community sign where trees were removed. Board has contacted the Developer 3 times have not heard back to discuss.
- C. Annual Meeting Election of Board Members/Structure: 4 Board positions will be open in 2022, one board position will be one year to align with remaining board member, other three will be for two years for consistency. Board is accepting nominations now through the end of the year, January 19th 2022 Meet Candidates, Ballots and Proxy's available Feb 1st, Votes to be tallied at Annual Meeting on February 16, 2022.

X. NEXT MEETING DATE

The next Quarterly Board Meeting is scheduled for February 16, 2022 at 7:00 PM, this is also the Annual Meeting.

The board meeting adjourned at 8:21 PM.