

Cottages at Eagle Pointe Homeowners' Association  
Quarterly Meeting  
November 15, 2022

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 15th of November 2022.

ATTENDANCE

Board members in attendance: Marsha Gustafson, Paula Haycock, Wayne Sant, Cory Lyman, and Linda Judd

Owners in attendance: Steve Haycock, Brad and Michelle Husberg, Jan Gleason, Dale Harvey, Brent Anderson, Doyle Judd, Martin Zumbrunnen and Audrey Flanders, Janene Lyman, Dale Ferguson, Sue and Bob Eaton, Rebecca Toborg, Cynthia Sant, John Holmes, Tina and Steve Osbourne, and Carol Oltjen

BOARD OF DIRECTORS MEETING

- I. CALL TO ORDER – Board member, Marsha Gustafson, called the meeting to order at 7:01 PM.  
APPROVE AGENDA – Approved by Linda Judd, seconded by Paula Haycock.
- II. REVIEW AND APPROVE MINUTES OF PRECEDING REGULAR MEETING (August 17, 2022)
  - a. Motion by Wayne Sant to approve, seconded by Linda Judd to approve the minutes from August 17, 2022. Motion carried.
- III. PROOF OF NOTICE – REVIEW AGENDA
  - a. Notice of meeting was sent via email, posted on community website and on the PMSI portal.
- IV. OLD BUSINESS
  - a. An updated neighborhood directory will be coming out soon.
  - b. Wayne Sant will give information about upcoming elections.
  - c. Morgan Paving will be out again to do more crack sealing. It takes 10-15 minutes to dry. Do not drive on top of cracks until they are dry. Notices of sealing in progress will be posted at the entrances.
- V. DALE HARVEY
  - a. Emergency Preparedness: We will have access to the info given tonight, as well as more extensive info, on the website in the upcoming weeks. We have 4 block captains in the Cottages: Rick Bennett, Joe Johnson, Steve Haycock, and Brent Freeman. In the event of an area-wide emergency (earthquake, etc.), the block captains do a quick assessment of the homes in their group. Green, yellow, red, black posted papers in windows provide the info each captain needs to relay to authorities for homes that need help. FRS radios with a lithium battery (about \$35) are good for listening in to what is happening in the community during emergency situations.
- VI. CORY LYMAN
  - a. Parking: Thanks for all the recent efforts to follow the parking guidelines in the CC&Rs. The rules are: No parking allowed on grass, on streets overnight, or day-after-day parking. Especially with winter, it will be necessary to tow cars that are parked in violation.
  - b. Snow removal: For people who want to have their names added to the list for driveway snow removal, let Cory know. The snow removal company will be called for 3" snow or more. Billing will be done via PMSI the following month after removal (\$35 for clearing 2 car driveways/\$40 for 3 car driveways).
- VII. PAULA HAYCOCK

a. Landscaping:

Advice from Rivendell: think about fertilizing the pine trees in your yard as some of these types of trees were looking stressed.

After the water for sprinklers and drips were turned off for the season, the backflow valves were still dripping. The city came out to investigate and found some issues at the main turnoffs. This will be a project for the landscaping committee in order to get them working properly.

Each owner should know where their individual water shut off valve is located which come from the street pipe into their house. It is located in the front yard in most cases, straight out from the porch. In some cases, sod has grown over the access or garden beds have been extended over top of it. This will be addressed more in the spring. As owners we should know where it is located in case of a pipe break or other emergency.

VIII. WAYNE SANT

- a. Nomination Committee, Elections: Elections will take place in February. Linda Erickson, Dale Ferguson, and Wayne Sant are on the election committee. Applications are due by December 31, 2022. Two board positions will need to be filled this cycle. The Cottages website will have candidates biographies. Ballots go out January 25, 2023, and will be hand delivered to our doors. The deadline to return ballots is February 8, 2023, and will need to be hand delivered to one of the current board members. Announcement of winners will be made at the next board meeting on February 15, 2023.
- b. Architectural Review: Have had 20 requests for approvals since the committee was formed. Submit your application as required by the CC&Rs. Some projects also need approval from Suncrest HOA.

IX. BRENT ANDERSON AND LINDA JUDD

- a. Quarterly Review: Financial statements will be put on the PMSI website. There are two funds: the operating fund and the replacement fund. Currently there is \$73+K in the operating fund and \$116+K in the replacement fund.
- b. 2023 Budget Projections: The budget will be on the PMSI website. Of note: water service was well under budget this year because of the work of Paula, Steve, and the landscape committee.
- c. Reserve Study: This report will be put on the PMSI website. In the future, we can expect road sealant treatments, replacement of roads, USPS post office box replacements (we must foot this bill), fence painted every 10 years, tree replacements, and repairs to the irrigation system. All of these items will need to be addressed in coming years per the study.

X. MARSHA GUSTAFSON

- a. New business
- i. Next HOA Board meeting will be on February 15, 2023, at 7:00 PM at the Suncrest Clubhouse. Election results will be announced.

OPEN FORUM

Steve Haycock recommended putting up reflectors or markers to help mark the yard/road boundaries for the snow removal company.

Rebecca Toborg recommended enough reserve money is used for keeping the trees healthy. It was noted by the board that the reserve fund is only for the common areas trees, and each owner is responsible for the health and replacement (if needed) of the trees on their property.

The Board meeting concluded at 8:16 PM.