

Cottages at Eagle Pointe Homeowners' Association
Quarterly Meeting
August 16, 2023

Minutes of the Board of Directors quarterly meeting of the Cottages at Eagle Pointe Homeowners Association, Draper, Utah, held at Suncrest Clubhouse in Draper, Utah at 7:00 PM on the 16th of August 2023.

ATTENDANCE

Board members in attendance: Marsha Gustafson, Paula Haycock, Linda Judd, Cory Lyman, and Wayne Sant
Owners in attendance: Doyle Judd, Sue and Bob Eaton, Cynthia Sant, Linda Christensen, Myron Davies, Steve Haycock, Kevin and Melissa Needham, Jan Gleason, Greg Goins, Dale Ferguson, Glen Wood, Stan and Sharon Colby, Bob Tillack, Janene Lyman, Bruce Berard, M'Lisa and Chris Tillack, Brent Anderson, and Carol Oltjen

BOARD OF DIRECTORS MEETING

- I. CALL TO ORDER – Board member Marsha Gustafson called the meeting to order at 7:02 PM.
- II. APPROVE AGENDA – Approved by Linda Judd, seconded by Marsha Gustafson. Motion carried.
- III. APPROVE MINUTES OF PRECEDING MEETING (from May 17, 2023)
 - a. Motion by Paula Haycock to approve, seconded by Cory Lyman. Motion carried.
- IV. PROOF OF NOTICE
 - a. Notice of meeting was sent via email and posted on our community website and the Empowered HOA portal.
- V. GREET NEW NEIGHBORS
Hasan Gulenc and Fereshta Paghmani
- VI. OLD BUSINESS
 - a. Stop-and-waste project completed. It was done for \$8,500 rather than the estimated \$10K.
 - b. South Valley Sewer collards completed.
 - c. Mulch distribution completed.
 - d. Road seal coat completed.
 - e. Diseased trees along Suncrest Drive have been removed. Planning to replace them.
- VII. WAYNE SANT
 - a. Architectural Review Committee (ARC) application revision: A revised application will be able to be filled out on-line and will be more similar to the one Suncrest HOA uses. A line item will be added to state that if any proposed plan will affect neighbors, then it must be signed off by them.
- VIII. CORY LYMAN
 - a. Snow
 - i. Plowing: Great Western. They were given feedback after this past winter. They now plan to store a bobcat on the Suncrest property that will make them more able to respond faster.
 - ii. Driveways: Edgar Guerrero. Current charges of \$35 (2-car garages)/\$40 (3-car garages) for snow plowing will remain the same for snowfalls under one foot. If the snowfall is over a foot, Eddie is looking at changing pricing for those snow storms. The fees for driveways will be charged every month along with the HOA fee amounting to 4 snow clearing charges per month for December through April for those neighbors participating. This will make the charges predictable at \$140/month (2-car garages) and \$160/month (3-car garages). Accounts will be trued-up in April 2024.

IX. LINDA JUDD

a. Financials

- i. HOA: The Board did a one-time transfer of \$25K of the excess cash from the Operation Fund to the Reserve Fund to help fully fund the Reserve Fund. The reserve study showed that we were 10% underfunded for 2023. The balance in the Operating Fund is \$85,315. Water may be under budget for the year. Mulch was under budget. There is currently one past due account.
- ii. Reserve Fund: Seal coating on the roads, tree removal, and the stop-and-waste projects were paid for out of this fund. \$31/home goes into the reserve fund each month. Balance of the Reserve Fund is \$135,887. Linda recommended that some of the Reserve Fund be moved into a 1-year CD. Right now we are getting .35% vs today's CD rates which are around 5%. Wayne Sant recommended putting \$100K in a CD. Marsha seconded the motion. Motion carried.

X. PAULA HAYCOCK

a. Landscaping

- i. Bids for lawn maintenance: This is the last year of our 3-year contract with Cutting Edge. The Board has requested a proposal from them for a new contract. Also requested proposals from Boulder and Roth landscaping companies as well.
- ii. More trees are to be removed and replaced along Suncrest Drive: Tree professionals were out and said the trees looking rough along Suncrest Drive are sun-scorched and have infestations. Different types of trees were recommended to replace the pine trees that will be more tolerant of the elements that the trees face in that location (sun, salt).
- iii. Drip system: Any changes to drips affect all neighbors on the system, so ask beforehand before making any changes.
- iv. Sprinkler repairs: Steve Haycock has voluntarily made a lot of repairs on the sprinkler and drip line systems. Paula wants to thank Dale Ferguson, John Nagy (and all others who are taking pride in the new roads by keeping debris off), Rod Norling, and Jordan LaGrange (for making anti-tampering steel bands for sprinkler boxes).

XI. MARSHA GUSTAFSON

- a. Possible increase of dues next year. There is certainty that landscaping costs will go up, because labor costs have gone up, and our landscaping contract will expire at the end of this year. So the Board will wait until the bids come in, and it will be decided then.
- b. Elections: There will be at least three vacancies in the next election, so consider running or nominating someone for the Board.

OPEN FORUM

Brent Anderson: Addressed the \$25K transfer out of the Operation Fund and into the Reserve Fund. This would possibly cause the HOA to have a shortfall in the budget. He proposed that the Board doesn't transfer more than the budget can handle. He doesn't think we should show a loss of \$11K on our budget. Doyle Judd disagreed with Brent's comment because the operating account has an excess of money and that the fund balance does not show up in the budget.

Note: A discussion came up about possibly putting each homeowner's drip system on their own home water system. Estimates for this potential project will be obtained, and input from homeowners will occur before any decision is made whether to do this or not. The drip system is very complicated, hard to repair, and disintegrating.

Stan Colby: When the gates are put in, the gates may be upgraded to a better system, so we should negotiate with the builder. Per Marsha Gustafson, the gates won't be put in until all of the houses have been built, likely

not for at least 2-3 years.

The next quarterly HOA meeting will be on November 15th, 2023 at 7:00 PM at the Suncrest Clubhouse.

Motion by Paula Haycock to conclude the meeting, seconded by Linda Judd. Motion carried; the meeting concluded at 8:05 PM.