

Cottages at Eagle Pointe Homeowners' Association
Quarterly Meeting
August 17, 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 7:01 PM on the 17th of August, 2022.

ATTENDANCE

Board members in attendance: Marsha Gustafson, Paula Haycock, Wayne Sant, Cory Lyman, and Linda Judd
Owners in attendance: Greg Goins, Chris and Melissa Tillack, Doyle Judd, Jan Gleason, Steve Haycock, Brad and Michelle Husberg, Marj and Berny Gaarsoe, Rebecca Toborg, Sue and Bob Eaton, Shawna Barrick, Janene Lyman, Linda Christensen, Martin Zumbrennen and Audrey Flanders, 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 (May 18, 2022)
 - a. Motion by Linda Judd to approve, seconded by Cory Lyman to approve the May 18, 2022 minutes. 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
Insurance approved with Nationwide. PMSI pays Nationwide monthly.
- V. CORY LYMAN
 - a. Irrigation specialist: Looking into the possibility of a company to maintain the irrigation system.
 - b. Snow removal: Will be asking for a list of neighbors to opt in or opt out. Eddie will run snow removal again if the numbers of neighbors opting in doesn't dwindle.
 - c. Parking: Use guest passes as needed (can get from Board). Will want to keep roads cleared for winter snow removal.
- VI. LINDA JUDD
 - a. Financials review: See separate financial document for details. Renewed the HOA corporation for the year. June bills will be reflected in the November financials.
 - b. Template for property owners who are selling their homes: Owners need to pass along info regarding The Cottages HOA. This sheet will be put on the website.
 - c. Operations funding: Will have money leftover, so may put it in a CD or fund that makes more interest. In a good financial position.
- VII. WAYNE SANT
 - a. Architectural Review Committee (ARC): Wayne Sant, Melissa Tillack, and Peter Holtom have formed an architectural committee for the HOA. Materials/landscaping should stay true to the builder's standards. Anything a homeowner wants to do that is different than existing will need to be brought to the ARC for approval. There is an application on the website. Once your project is approved by The Cottages HOA, it will also need to be approved by Suncrest HOA.
 - b. Year-round lights on houses in the neighborhood: Suncrest HOA has already approved some companies to install year-round lights, but it must be submitted to them for approval.

VIII. MARSHA GUSTAFSON

- a. Morgan Paving: Will be coming out in September or October to fix the cracks in the road that are in the middle of the pavement. Once the construction in the neighborhood is finished, there will be a slurry put down.
- b. PMSI check charge: There will be an additional \$5 fee if you continue to pay by check.
- c. South Valley Sewer: The collars of the manholes will be replaced at some point by South Valley Sewer, however no schedule was given as to when this would be done.
- d. Reserve study: The Cottages HOA is 94% funded, so the HOA is in good shape.

IX. PAULA HAYCOCK

- a. Landscaping: There is a landscape committee now: Greg Goins, John Nagy, Rod Norling, Stan Page, Steve Jackson, and Steve Haycock. Special thanks to volunteers Jan Gleason, Jordan LaGrange, Carol and Brent Oltjen.

Landscaping costs last year (\$7,500) vs. this year (\$650) on sprinklers, supplies, and labor. Many repairs were made by committee members. Jeff Beer (who works for Rob Gulbrandson, our builder) helped to refurbish lines that weren't working. 2023 will be the last year Cutting Edge is on the current contract. We expect the fee to go up after that.

Billbugs have been identified as an issue in many yards. Please treat your own yards, so they don't spread in your or other's yards. Treatment might possibly be included in your private pest control service.

Mulching and trimming trees were done by many volunteer members of the neighborhood. Many thanks to them all!

Trees inspected by Rivendell: Marshall from Rivendell will be contacting each homeowner that indicated they would like tree work done.

X. NEW BUSINESS

- a. The new neighborhood directory will be out shortly. It will be in hard copy only; it will not be on the website.
- b. Elections are coming up; more information will be given at the November meeting. If you are interested in running, please let someone on the Board know.

OPEN FORUM — Speakers will have 2–3 minutes to speak and/or ask questions.

The Board meeting concluded at 8:10 PM.

Next HOA Board meeting will be on November 16, 2022 at 7:00 PM at the Suncrest Clubhouse.