

Cottages at Eagle Pointe Homeowners' Association
Board of Directors' Annual Meeting
February 15, 2023

Minutes of the Board of Directors' Annual Meeting of the Cottages at Eagle Pointe Homeowners Association, Draper, Utah, held at the Suncrest Clubhouse in Draper, Utah at 7:00 PM on the 15th of February 2023.

ATTENDANCE

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

Homeowners in attendance: Linda Erickson, Steve Haycock, Doyle Judd, Martin Zumbrunnen and Audrey Flanders, Dale Ferguson, Glenn and Petra Wood, Myron Davies, Jan Gleason, Casey and Ginger Timmerman, Janene Lyman, Rebecca and Scott Toborg, Cynthia Sant, John Nagy, Stan and Sharon Colby, Brent and Angela Freeman, Rod and Mary Anne Norling, Chris and M'Lisa Tillack, Bob and Angela Tillack, Rick and Rita Bennett, Kevin Needham, and Carol Oltjen

BOARD OF DIRECTORS' ANNUAL MEETING

- I. CALL TO ORDER – Meeting was called to order at 7:00 PM by Wayne Sant.
- II. APPROVE AGENDA – Motion to approve the current agenda made by Linda Judd, seconded by Paula Haycock. Motion carried.
- III. REVIEW AND APPROVE MINUTES OF PRECEDING ANNUAL MEETING (February 16, 2022) – Motion by Linda Judd to approve the minutes from February 16, 2022, seconded by Paula Haycock. Motion carried.
- IV. PROOF OF NOTICE – Notice of the meeting was sent via email and posted on the community website.
- V. OLD BUSINESS
 - a. An updated neighborhood directory has been completed and delivered to most of the households.
 - i. Thank you to Audree Flanders for coordinating and printing the new directory.
 - ii. Thank you to Dale Harvey for the Emergency Preparedness Organization.
 - b. Crack sealing was completed in late October.
 - c. Election has been held: Ballots were distributed and received, and the final count will be announced at this meeting.
 - i. Thank you to Dale Ferguson, Linda Erickson, and Wayne Sant for their efforts, management, and work in fulfilling the Nomination Committee's charge.
- VI. PAULA HAYCOCK
 - a. Update on landscaping
 - i. Fall recap: Thanks to Rob Gulbrandson and Eddie Guerrero who did a lot of work on the drip system which saved the HOA a lot of money. Rob Gulbrandson will install large, steel, tamper-proof, locking boxes that will completely enclose and secure all controls for the sprinkling and drip systems in our community.
 - ii. Spring plans and concerns: Voles could be a bigger issue this coming spring as many have been sighted this winter. Mouse traps could be used to protect the animals who feed on voles from the poisons that pest companies use to treat them.

Landscaping contract: This is the last year for the existing landscaping contract. The landscaping committee will be seeking bids from other companies for the following year.

Trees: Many have died in the common areas due to overwatering and salt from the county road treatments during winters. The situation will be assessed later in the spring.

Catching mulch from mowing: Will obtain more information on costs for this and will pass cost information along to homeowners when obtained.

Wood mulching: Will obtain cost information and pass it along to homeowners later in the spring. \$15K has currently been budgeted for mulching this coming year.

VII. CORY LYMAN

- a. Snow clearing update: Great Western clears our roads and has charged us \$10K+ so far this year. Those who have their individual driveways cleared by Eddie Guerrero need to include their fees in their monthly dues. Check your PMSI accounts for these amounts. Fire hydrants need to stay cleared. Kindly keep the hydrants near your home cleared of snow.

VIII. LINDA JUDD

- a. The new budget was emailed to all homeowners by Marsha Gustafson on February 5, 2023. Linda Judd made a motion to approve the new budget. Paula Haycock seconded the motion. Motion carried. All financial information can be reviewed from the documents in your email. Questions regarding the budget could be directed to Linda Judd via email.

A concern was raised by Stan Colby about mulching and maintaining yards. He bought a house in the Cottages with the understanding that he wouldn't have to take care of his yard, and the homeowners association has not been mulching the backyard lately. Cory Lyman brought up the concern that some yards are larger than others and take more mulch. Both issues will be discussed at the next Board meeting.

- b. PMSI update: In January PMSI indicated via letter that they could no longer do our accounting at the current rate of \$200/month. New bids for accounting services were obtained from eight companies. The Board is looking at March 15, 2023 to make the transition to a new company, mostly likely option will be Empower HOA. The April 1, 2023 payment would be then made to the new company. PMSI has also had some questionable practices of late. Cory Lyman made a motion that the HOA ends the current contract with PMSI, seconded by Wayne Sant. Motion carried. Wayne Sant made a motion to have our HOA lawyer check the proposed contract with Empower HOA before signing with them, seconded by Linda Judd. Motion carried. Cory Lyman made a motion to have Empower HOA begin our new accounting service in March 2023 if the contract looks good to the HOA lawyer, seconded by Paula Haycock. Motion carried. When this process has been completed, the Board will send out an email to the neighborhood with updated information about paying our dues.

IX. WAYNE SANT

- a. New business
 - i. Next HOA meeting will be on May 17, 2023 at 7:00 PM at the Suncrest Clubhouse.
 - ii. The newly elected Board of Directors will hold a brief meeting after the conclusion of the current annual meeting.
 - iii. Reminder to fill out an architectural review form if any homeowner plans to make any exterior changes to their home.

X. DALE FERGUSON

- a. Reviewed process of election

- b. Election results: Dale Ferguson announced the winners of the election. The numbers of ballots received was 94.4% of the neighborhood (67 out of 71 lots/households voted), which is a nice statement that we care about our neighborhood. Thank you to all of those who put their name on the ballot. Marsha Gustafson and Paula Haycock have been re-elected to the Board. The exact results numbers can be obtained from Wayne Sant if interested.

OPEN FORUM

- Martin Zumbrunnen thanked the Board for their time and efforts.
- Casey Timmerman asked what Rob Gulbrandson's timeline is for completing houses on the remaining lots. Cory Lyman will find out.
- Rod Norling asked what are the anticipated uses for the reserve fund. Linda Judd mentioned the costs to replace roads will be one of the largest uses of the reserve fund, and that we are 10% underfunded for the anticipated cost for this.
- Scott Toborg asked about the manhole cover surrounds. South Valley Sewer was supposed to take care of this in the fall, so the Board is hoping it will be completed in the spring.
- Linda Erickson asked about the terms of the Board. Newly elected members' terms are for two years. The other three members' terms will be up next year.
- During discussion of yard maintenance, Doyle Judd brought up that the responsibility of maintaining all yards is on the HOA, that no one can opt out. The Board has budget/dues constraints to consider when making decisions about yard maintenance, but all residents' opinions are heard.
- Ginger Timmerman asked about gates to the neighborhood. Rob Gulbrandson has stated his position in the past that gates will not go up until all of the home construction has been completed.
- Concerns were brought up by multiple homeowners about the level of care taken by Rob Gulbrandson on the empty lots still to be developed.

Paula Haycock made a motion to adjourn the meeting, seconded by Linda Judd. Motion carried. The Annual Board Meeting concluded at 8:10 PM.