

Cottages At Eagle Point Homeowners' Association  
Annual Owners Meeting

Minutes of the Annual Owners Meeting of The Cottages at Eagle Pointe Homeowners Association, Draper, Utah, held at Suncrest Clubhouse in Draper, Utah at 7:00 PM on the 16<sup>th</sup> of February, 2022.

**ATTENDANCE**

Board members in attendance: Marsha Gustafson, Audree Flanders, Brent Anderson and Paula Haycock  
Owners and others in attendance: Greg Goins, Brent and Angela Freeman, Jeanne Joseph, Doyle and Linda Judd, Bob Lund, Martin Zumbunnen, Petro and Glenn Wood, Scott and Rebecca Toborg, Stan and Sharon Coleby, John Walsh, Rod Norling, Wayne and Cindy Sant, Scott and Shauna Barrick, Dale Ferguson, Dale Harvey, Trina and Tom Christopher, Jan Gleason, Steve Haycock, John Nagy, Rebecca and Rob Jacobs, Courtney Lassetter, Robert Crockett – Proxy for Rob Gulbrandsen and Attorney for Dale Harvey and Doyle Judd  
Attending Via Zoom: Angela and Bob Tillack, Alice and Steve Jackson, Bob and Mary Anne Berrett, Linda Erickson, Ian and Amy Jack, Cheri Darrah, Carol Oltjen, Kathy Patience, Karen Buch, UtahMom

**ANNUAL MEETING**

**I. CALL TO ORDER**

Board member Marsha Gustafson called the meeting to order at 7:04 PM. Quorum of Owners established with 33 lot owners in attendance in person or via Zoom.

**II. PROOF OF NOTICE – REVIEW OF AGENDA**

Notice of Meeting sent via email, posted on community website and PMSI portal

**III. READING OF THE MINUTES OF PRECEEDING ANNUAL MEETING**

**IV. ELECTION OF NEW DIRECTORS**

- A. Marsha Gustafson read letter received from Rob Crockett, attorney representing Dale Harvey requesting all records in relationship to the election process and results. Robert Crockett was in attendance.
- B. Marsha Gustafson provided a recap of the prior election processes and results from 2017 to 2021.
- C. Nominations from the Floor: Bob Lund Nominated Linda Judd, Linda Judd was present and accepted nomination
- D. Nomination Committee Members: Marsha Gustafson, Brent Freeman and Jeanne Joseph certified and counted ballots as follows:
  - a. 71 Ballots were distributed to lot owners
  - b. 52 ballots were cast representing a single lot owner vote
    - i. 18 votes were cast through a proxy
      1. 7 lot owners provided a proxy to Bob Lund
      2. 1 lot owner provided a proxy to Linda Judd
      3. 10 Proxy votes were cast by Robert Crockett in behalf of Rob Gulbrandsen
  - c. Audree Flanders received 34 Votes, Cory Lyman 67 votes, Paula Haycock 36 votes, Wayne Sant 67 votes, Write-In: Linda Judd 41 Votes
- E. Newly Elected Board Members: Wayne Sant, Cory Lyman, Paula Haycock and Linda Judd. Marsha Gustafson remains on the board with one year remaining.

**V. YEAR END FINANCIAL REPORT**

Financial Statements were emailed to all lot owners and additional provided to those in attendance. Brent Anderson gave the report as follows

- A. Operating Account Balance \$60,516; Replacement Fund Balance \$103,563
- B. Review of Supplementary Information, Future Major Repairs/Replacements and 2021 Management Discussion

- C. Level II Site Visit to be done and presentation to be given by CS LTD to the Board in June 2022 to address economic changes and consideration for Community Irrigation/Sprinkler System, Sidewalks/Roads which is viewed as the greatest risk to the financial position of the HOA.
- D. A copy of the Year End Financial Statements are available on PMSI Portal under Homeowner Shared Documents

**VI. APPROVAL OF 2022 BUDGET**

Brent Anderson gave report:

- A. Two line item adjustments made from preliminary budget presented in November
  - a. \$6,000 income from Suncrest moved from 2021 to 2022. Expect to receive in March 2022.
  - b. Adjustment to number of homes to be completed in 2022
- B. No change to HOA Fees for 2022: \$199/month
- C. Motion was made to approve the budget by Audree Flanders, seconded by Paula Haycock and approved.

**VII. LANDSCAPE REPORT**

Paula Haycock gave the report as follows:

- A. Snow Removal Update and Feedback regarding the treatment of Service Contractors
- B. Mulch Analysis Spreadsheet provided to members showing budget and expense from 2011 to 2021 and current challenges with cost of labor.
  - a. 2022 bids received are 2X more than what was paid in 2019
    - i. 5 ½ acres of mulch in the community
    - ii. Cutting Edge \$90,000
    - iii. Replenish \$170 per cubic yard – 1,000 cubic yards
    - iv. One additional bid at \$85 per cubic yard = \$85,000
  - b. 2019 Mulch was applied too deep in many areas which has killed landscaping (trees and bushes)
  - c. Labor costs have drastically increased, there is also impact due to decreased access to backyards with community growth. Heavy equipment cannot be used, mulch must be hand carried with limited wheelbarrow navigation
- C. Lawncare/Irrigation Systems. Drip lines need to be addressed this year. Some yards receive too much water, others do not receive any.
  - a. Cut Lines need to be identified
  - b. Drip lines without compression end caps need to be addressed
  - c. Water pressure/flow needs to be evaluated throughout the community

**VIII. OLD BUSINESS**

Old business was discussed by Marsha Gustafson

- A. Signage: The board has not received any response from the Developer
- B. Road Seal: Morgan Paving will schedule in the spring when temperatures are 50 degrees and rising. Work is under warrantee. .

**IX. NEW BUSINESS**

New business was discussed by Marsha Gustafson

- A. Street Parking: Beehive Towing has been contacted regarding towing vehicles. The Developer has not planned for any guest parking in the community plans.
- B. Open House: Bob and Angela Tillack are inviting the community to their home for an open house on March 12<sup>th</sup> at 6:00 PM. Event is listed on the website
- C. Secretary: Seeking a volunteer to fill this role.
- D. Suncrest Community Center is closed for painting until Saturday.

The Annual Meeting adjourned at 9:31 PM.