

Cottages at Eagle Pointe Homeowners' Association
Quarterly Meeting
May 17, 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 17th of May 2023. Linda Judd and Cory Lyman are excused due to previous engagements.

ATTENDANCE

Board members in attendance: Marsha Gustafson, Paula Haycock, and Wayne Sant

Owners in attendance: Brad and Michelle Husberg, Sue and Bob Eaton, Bruce and Martha Berard, Rebecca Toborg, Kim Higbee, Audrey Flanders, Kathy Patience, Linda Christensen, Myron Davies, Steve Haycock, Stan and Sharon Colby, John Holmes, and Carol Oltjen

BOARD OF DIRECTORS MEETING

- I. CALL TO ORDER – Board member Marsha Gustafson called the meeting to order at 7:05 PM.
- II. APPROVE AGENDA – Approved by Paula Haycock, seconded by Wayne Sant. Motion carried.
- III. APPROVE MINUTES OF PRECEDING MEETING (from February 16, 2023)
 - a. Motion by Wayne Sant to approve, seconded by Paula Haycock. Motion carried.
- IV. PROOF OF NOTICE
 - a. Notice of meeting was sent via email and posted on community website and on the Empowered HOA portal.
- V. OLD BUSINESS
 - a. Completion of the three houses currently under construction on Fair Winns will be done this summer. Landscaping on those homes to be completed in the next few weeks. The developer may not be able to pour foundations for the last five empty lots this summer as previously planned, because permit approvals have slowed with Draper City.
 - b. Reserve fund — \$25,000 has been transferred from the Operating Fund to the Reserve Fund. The Reserve Fund was 10% underfunded, so it has now been addressed.
 - c. South Valley Sewer collards: SVS has been difficult to pin down as to when this work will be done.
 - d. Conversations/negotiations with Great Western (street snow removal) are in progress for the next year. Costs for snow removal this year were higher than budgeted for because of the amount of snow we got.
- VI. PAULA HAYCOCK
 - a. Landscape Committee: Jordan LeGrange and John Holmes have also offered to help with the landscaping and have been added to the committee. John Nagy, Steve Haycock, Rod Norling, and Stan Page are still on the committee.
 - b. Cutting Edge came out this past week and put colored flags on the sprinkler system locations that need attention. Paula and Steve Haycock are working to make these repairs.
 - c. Irrigation System
 - i. Stop and Waste Valves need to be installed right away per code as stated to us by Draper City. These are valves that allow sprinklers/drip turnoffs to the neighborhood. The Board is talking to the developer to help with the cost. The costs for this project include the digging, the valves, the installation, and re-landscaping. It won't be an inexpensive project.
 - ii. Watering: M, W, F sprinklers; Tu, Th, Sa for drips; all watering will be done overnight. Drips are currently turned off until all of the main drip lines in yards have been repaired. Several

have broken connectors; this work is ongoing by Wayne Sant.

- iii. Main valves for drips/sprinklers need to be inspected yearly by the irrigation system maintenance company and report to Draper City. Several of the back flow valves are worn or broken.
- d. Neighborhood Cleanup Day: May 20, 2023, 8:00–11:00 AM. Meet in front of Haycocks (2237 Viscaya Dr.) for a light breakfast for those who wish to participate; bring yard tools. Work will be done mainly on road cleanup.
- e. Mulch is readily available for purchase this year, whereas it wasn't last year. It can be here in as little as a week. However, the price has gone up. We have \$15K in this year's budget for mulch. How that amount will be spent/where it will be placed is still to be decided by the landscape committee. Paula mentioned we are focusing on getting the stop and waste valves installed first, but regardless of what that unbudgeted item will cost, we will still be purchasing and installing new mulch sometime this summer after the new valves have been installed.

VII. WAYNE SANT

- a. Architectural Review Committee (ARC): The application required by the ARC is on the website. The committee can help you through the process. There is a list of items on the website that need approval by the ARC. This includes replacement of landscaping trees and bushes.

VIII. MARSHA GUSTAFSON

- a. Financials
 - i. Empowered HOA website: <http://cottagesateaglepointe.hoa.emphoa.online>
 - ii. March and April financials are available on Empowered HOA website.
 - iii. A few members are late in paying their association dues, probably due to the migration of accounts to the new financial management company.
 - iv. Be sure to go into Empowered website and set up your account. If you need help, contact the Board.
 - v. Dues will likely need to be increased at the first of the year. Costs have gone up and the Board does not want to have to tack on a special assessment to cover expenses.
- b. Insurance payment has been made for this year: \$2,872 vs. \$2,659 last year
- c. Roads
 - i. Slurry — Updated cost is coming, but it has gone way up. The HOA would like the roads to be slurried or seal-coated this year after the difficult winter as they need it.
 - ii. No further crack sealing will be done, because the slurry will fill in the minor cracks in the road where the snow plows pulled up some of the tar.

Note: Currently having trouble with the Cottages website, but Audree Flanders hopes to have it up and running in the coming week.

OPEN FORUM

Michelle Husberg: asked for driveway repair recommendations. Board of Directors (BOD): Some driveways have spalling, so individual homeowners need to find a concrete specialist to make those repairs. If someone finds a good contractor, then we will share that information with homeowners who may also want to repair their driveways.

Stan Colby: mulch should be put in yards front and back per the CC&Rs. BOD: The developer stated that the front yards should have the focus of landscaping work and the backyards should have "moderate" maintenance. Side yards tend to be wind tunnels, so that makes it difficult for mulch to stay in place there.

The next quarterly HOA meeting will be on August 16th at 7:00 PM at the Suncrest Clubhouse.

Motion by Paula Haycock to conclude the meeting, seconded by Wayne Sant. Motion carried; the meeting concluded at 8:01 PM.