

**Cottages at Eagle Pointe Homeowners Association  
HOA Meeting Minutes  
August 20, 2025**

**Owners' meeting called to order at 7:00 PM and held at the Suncrest building.**

**Board members in attendance:** Rocky Nelson, Kevin Needham, Dale Ferguson, Michelle Husberg

**Community members in attendance:** John Walsh, Marsha Gustafson, Rebecca & Scott Toborg, Susan Eaton, Gary Dixon, Berny Gaarsoe, Petro & Glenn Wood, Tony Cortez, Brad Husberg

**Meeting Agenda:**

Minutes were approved from May 21, 2025 HOA Meeting.

**Landscape:**

1. Motion approved to move mulch money from this year's budget to next year's budget.
2. Landscape bids have been requested and are being received for 2026 season from several companies: Cutting Edge (current services), Allstate, Think Outside, Thrive, etc.
  - a. Detail the same landscape work that is part of current service.
  - b. Address covering issues with damage to sprinkler heads, property, etc.
  - c. Options to include snow removal and landscape as part of one service package.
3. Drip systems - considering adding valves to split zones in half to increase and improve water delivery. (Move from 6-8 properties on one zone to 3-4) A test on a couple of zones will be completed to evaluate effectiveness and make a plan for moving forward on all zones.
4. Adjustments or additions to the drip systems should not be done without approval and working through ARC/HOA board. Changes will disrupt water distribution to other residences and overtax the system.
5. Sprinkler system repairs - notify HOA board if you have any issues with sprinkler system so that it can be repaired or corrected as quickly as possible.
6. Current irrigation system - there are many issues with the current system that will need repairs due to tree growth and size, roots, age of system, etc. This is something that we will continue to work through, but may need to consider a future overhaul.
7. Trees along Suncrest Drive – replant the common areas. Marsha and Paula have reviewed and provided a plan with photos of types and availability of plants recommended for replacement planting. Estimate is \$4,000-5,000 to purchase and plant. Agreed in meeting to add \$1,000 to that estimate to have additional work done on the sprinklers and remove/add necessary bark as part of this project.
  - a. Questions raised about reviewing the warranty on the plants and work done.
  - b. Questions raised about removing/killing the stumps remaining from trees that died and have been cut down. The cost is high, but we can cut them to the ground if they were not originally cut low enough so that they do not show.
8. Mulch is an ongoing discussion. Many properties/areas are over-mulched. Mulch needs to be spread out better or removed for new mulch. This will be reviewed again to determine how to proceed for next year and possible beyond. Backyard properties are still a concern based on labor to get much into backyards.

## Finance:

1. **Reserve Study** (discussed by Michelle):
  - a. The study will be posted on the website.
  - b. Level 3 Study (not a full study) and cost was \$550.
  - c. Results show that we are 156% funded
  - d. Recommend increasing the transfer fund monthly amount to maintain the reserve level. This will likely be moved from the operating budget to the reserve fund rather than a need to increase owner monthly dues.
  - e. The planting along Suncrest Drive was included in the review for next year. No other additional costs were included.
2. **Operating Budget:**
  - a. Credit from last year's overpayment of water has been applied to this year's water usage. We are now back to paying the water bill from the current budget.
  - b. Mulch has been moved to next year's budget based on a decision not to purchase mulch for residences this year.
  - c. Yard service contract was backlogged on billing due to changes in the payment process. This amount has been brought current now and results in Operating Account Balance of \$90,000 rather than \$120,000.
  - d. Sprinkler repair is significantly less than was budgeted based on all of the work that has been completed by community members rather than service through yard service contract. This generates a great savings, but puts a substantial burden on our neighbors that work on repairs – although greatly appreciated, it will need to be addressed as we look at the overall concerns for the aging system.

## Additional General Topics:

1. **Community Event** – It was suggested that we coordinate a neighborhood get together – possibly a BBQ like last year. The Tillack's coordinated this event last year, but they are no longer part of the community. Requested thoughts or suggestions be presented to the board to proceed with an event this fall.
2. **The remaining builder lots** are a mess with building materials, etc. It was suggested that board ask builder to clean-up the properties. Board also suggested that homeowners can contact the city and file a complaint against the builder requesting that the properties be cleaned up.
3. **Security gates** – discussion about whether the builder will install security gates or will HOA have to pay for them. It was stated that the builder has stated that no security gates will be installed until all lots are built-out. There are still 3 remaining homes to be built. There are 2 new homes that have been completed, but not yet sold. The builder will not likely start construction on the 3 remaining lots until these 2 new homes are sold.
4. **Trash Can outside storage** – the board will continue to review options for enclosed trash storage for outside with the intent of having more information at the next meeting.
5. **Artificial turf in front yards** – it was suggested that artificial turf has come a long way in appearance. It was questioned whether it is likely that we would ever approve this option for the front yards. Likely NO – it a Suncrest HOA requirement as well as a community HOA requirement to have real grass. This may be something that will be considered at a much later date.

**Meeting was Adjourned at 8:02 pm**