

Eagle Pointe Cottages HOA Board Meeting

May 21, 2025

The meeting began with a discussion on community concerns, particularly about changes to the CC&Rs and the architectural committee's decisions. The board proposed a resolution to standardize trash enclosure requirements, emphasizing height, setback, and material specifications. Financial updates included a \$25,000 transfer from a CD to the reserve fund and a \$550 charge for a reserve study. The board decided to order mulch for self-pickup, with a survey to gauge interest and determine costs. They also discussed the challenges of maintaining backyard landscaping and the potential need for homeowners to hire services for mulch delivery. The meeting discussed outstanding payments and budget adjustments. Michelle Husberg - clarified that certain accounts have not received payment yet, leading to a decrease in the total amount. Linda Judd noted an overpayment in the water bill from last year, which is being credited against current charges, but Michelle Husberg emphasized the water charges won't appear on this year's budget as they're not currently paying since the overpayment was reflected in last year's budget. Rod Norling - and others expressed gratitude for living in the neighborhood and acknowledged the board's efforts, particularly in managing the irrigation system, which saved significant costs. The meeting concluded with a motion to close.

Action Items

- [] Rod - Follow up on the understanding of Rob's control over the CC&Rs and the ability to make changes.
- [] Rocky - Investigate the process for appealing ARC decisions and communicate it to the community. Send out reminder to all about ARC applications.
- [] Michelle - Transfer \$25,000 from the CD in the operating fund to the reserve fund.
- [] Send survey about who wants to buy Mulch this year - they will pay and ? Install

Outline

Community Concerns and Meeting Format

- Rod Norling - introduces the meeting format, mentioning two community forums and a question-and-answer session at the end.
- Rocky Nelson - notes that Susan is not feeling well and will be taking notes on the computer.
- Speaker 3 expresses strong opposition to changing the CC&Rs, emphasizing the beauty and rules of the community.
- Speaker 5 clarifies that Rob no longer has control over the CC&Rs and that any changes require 75% owner approval.

Discussion on CC&Rs and Architectural Committee

- Rocky Nelson - explains that the proposed resolution is not a change to the CC&Rs but a standard for applications to the architectural committee.

- Speaker 6 shares concerns about changes in the neighborhood, such as adding apartments and affecting the community's appearance.
- Speaker 6 emphasizes the importance of maintaining the neighborhood's aesthetic and preventing creative changes that could lower property values.
- Rod Norling - suggests that the board may need to be more specific about what can and cannot be done, as the CC&Rs do not currently address all issues.

Fence and Trash Enclosure Proposals

- Rod Norling - discusses the need for more specific guidelines for fences and trash enclosures, as the current CC&Rs are not detailed enough.
- Rocky Nelson - outlines a proposed resolution for trash enclosures, including height limitations, setback from the house, and material requirements.
- Speaker 6 and Kevin & Dale - discuss the challenges of maintaining fences and the need for clear guidelines to prevent excessive fencing.
- Rod Norling - mentions the possibility of revisiting the proposal to ensure it is more restrictive than Suncrest's guidelines.

Financial Updates and Reserve Fund

- Michelle Husberg - provides an update on the financial transition from Empowered to A Plus, noting that A Plus has been very responsive.
- Michelle Husberg - suggests moving \$20,000 to the reserve fund to cover upcoming expenses, including street repairs and tree replacements.
- Rod Norling and Michelle Husberg - discuss the current operating budget and the need to move funds to the reserve fund for better financial management.
- A motion is made and seconded to move \$25,000 from the CD to the reserve fund, and the motion is approved.

Landscaping and Sprinkler System Updates

- Kevin & Dale - reports on the sprinkler system repairs and the ongoing evaluation of the drip system.
- Kevin & Dale - mentions the need to address the drip system in Kerchers and Bucha's backyard and the plan to submit a planting plan for the sound wall.
- Kevin & Dale - discusses the challenges of plowing driveways and streets, including the need to find a reliable company for next year.
- Rod Norling - and Kevin & Dale - consider the possibility of hiring a company that can handle both landscaping and plowing to streamline operations.

Mulch Decision and Community Feedback

- Rocky Nelson - explains the survey results on mulch, with 75% of respondents open to postponing mulch for this year.
- Speaker 5 suggests that the board should make a decision on mulch in this meeting, as waiting until August would be too late.

- Rod Norling - proposes ordering mulch for those who want it and making it available for self-pickup, but acknowledges the challenges of delivering it to backyards.
- A motion is made and approved to order mulch for self-pickup, with the board to determine the cost and logistics.

Final Discussions and Meeting Closure

- Rod Norling - and Kevin & Dale - discuss the possibility of residents paying for mulch as a special order to preserve the budget for next year.
- Rocky Nelson - suggests sending out another survey to gauge interest in mulch and determine the cost for self-pickup.
- Rod Norling - and Kevin & Dale - discuss the challenges of delivering mulch to backyards and the need for clear guidelines for homeowners.
- The meeting concludes with a reminder to address the annual meeting minutes at the next annual homeowners meeting.

Discussion on Accounts Receivable and Budget Adjustments

- Michelle Husberg explains that certain home owner accounts have not received payment yet, leading to a decrease in the total amount of income.
- Linda Judd inquires about the extra amount paid last year on the water and its impact on this year's budget, noting it should be considered as a receivable.
- Michelle Husberg clarifies that the overpayment from last year is not reflected in this year's budget as the HOA is not currently making payments on the water bill until the credit is used up.
- Linda Judd and Michelle Husberg discuss whether the overpayment should be considered income or an expense, with Michelle Husberg arguing it should not be included in this year's budget as it was already deducted from last year's budget.
- Kevin & Dale agrees that the expenses this year were reduced to account for the credit in this year's budget.

Neighborhood Appreciation and Board Responsibilities

- Rod Norling - expresses gratitude for living in the neighborhood and acknowledges the board's efforts to represent the community.
- Rod Norling - emphasizes the board's commitment to making decisions that benefit the neighborhood and seeks input from residents.
- Rod Norling - asks for patience from residents when mistakes are made and thanks the board members for their hard work.
- Rod Norling - highlights the challenges of managing the irrigation system without a company, mentioning the significant time and effort spent by board members.
- Rod Norling - concludes the meeting by asking for a motion to close the meeting, which is seconded and approved.