**Eagle Point Golf Community Homeowners Association**

**Board Meeting Minutes**

Time: 6:00 PM Date: November 5, 2019

Location: Eagle Point School District Board Room, 11 North Royal Avenue, Eagle Point, Oregon 97524

**Call to Order, Welcome, Announcements & Agenda Changes:**

 Brandon Crosier called the meeting to order at 6:00 pm

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| **Roll Call: Rachel Chambers** |  |  | **Time:** | **6:02 pm** |
| **Present** | **Absent** | **Name** | **Board Position**  |  | **Modification Committee** |  | **CPM**  |
|[x] [ ]  **Brandon Crosier** | President  |[ ]  **Camron Erickson** |[ ]  **Tiffany Petree** |
|[x] [ ]  **Rachel Chambers** | Secretary |[ ]  **Kay Stier** |[x]  **John Dix** |
|[x] [ ]  **Terry Christiansen** | Treasurer |[ ]  **Doug Hains** |[ ]   |
|[x] [ ]  **Debby Endicott** | Landscape Director |[ ]  **Dorita Hains** |[ ]   |
|[x] [ ]  **Jason Patterson** | Community Relations |[ ]  **Susie Roach** |[ ]   |
|[ ] [x]  **Stephanie Wolfe** | Director |[ ]  **Michael Hartman** |[ ]   |
|[x]  Quorum Present Meeting Held |[ ]  Quorum Not Present Meeting Adjourned at: |  | Three (3) Board Members constitutes a quorum. |

**Homeowner Comments:** Toy Drive is now advertised on website, and question re: mailing cost of $75 for a second letter mailed to homeowners. First mailing was paid for by donor.

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| **Motion: For HOA to pay for second mailing for toy drive and paying for another sign**  |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Debby Endicott**  |[x] [ ] [x] [ ] [ ] [ ]   |
|  **Jason Patterson** |[ ] [x] [ ] [ ] [ ] [ ]   |
| **Brandon Crosier** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Stephanie Wolfe** |[ ] [ ] [ ] [ ] [ ] [x]   |
|  | **Vote was:** | **5** | **0** | **0** | **1** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**Approval of Prior Meeting Minutes:**

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| **Motion: To Approve Prior Meeting Minutes from October 1, 2019** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[x] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Stephanie Wolfe** |[ ] [ ] [ ] [ ] [ ] [x]   |
|  | **Vote was:** | **5** | **0** | **0** | **1** | [x]  **Motion Passed** [ ]  **Motion Failed** |

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| **Motion: To Approve Prior Meeting Minutes from October 29, 2019** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Stephanie Wolfe** |[ ] [ ] [ ] [ ] [ ] [x]   |
|  | **Vote was:** | **5** | **0** | **0** | **1** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**Hearings & Appointments:**

**128 Aberdeen** - Home Business Review.

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| **Motion: To Approve 128 Aberdeen Home Business Review** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Debby Endicott** |[x] [ ] [x] [ ] [ ] [ ]   |
|  **Terry Christiansen**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Brandon Crosier**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Stephanie Wolfe**  |[ ] [ ] [ ] [ ] [ ] [x]   |
|  | **Vote was:** | **5** | **0** | **0** | **1** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**1247 Poppy Ridge** – Trailer Parking

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| **Motion: To Charge a $25 flat fee to recover HOA costs** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Stephanie Wolfe** |[ ] [ ] [ ] [ ] [ ] [x]   |
|  | **Vote was:** | **5** | **0** | **0** | **1** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**Old Business:**

**Discussion:** 2020 Budget Review/ Approval – Will revisit in December. John advised that a new law requires a

 Fidelity Bond, which will increase costs for HOA

 RTJ Median Update – New bid just arrived late this afternoon. Debby will rework some details with Valley

 View to reduce cost and report.

 2020 Calendar Review / Approval – Jason’s ideas for community quarterly events and new resident

welcoming packages. Need to add community events to calendar

 2020 Projects – Arrowhead & RTJ monument sign, like the sign on Alta Vista how to make it happen.

Evaluate the 3rd “median”

 Landscape Contract Review – Debby will request a more detailed bid from current landscaper and report

 Phase 16 Incorporation – There will be a cost to the HOA. 76 Lots, with 56 on phase “A” with common

areas & entrance, 2nd phase golf course adjacent properties. No communication as to whether Holt will bring new phase into HOA. There is no timeline yet. Possible creation of a homeowner committee specifically for phase 16 for educating other homeowners on facts. Attorneys are working on the back end. Maybe a special informational meeting just for phase 16.

**Discussion: Management, Committee, Director Reports**

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| **Motion: Princeville roofs to all stay tile, including replacement, being same as or equal to current standard** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Stephanie Wolfe** |[ ] [ ] [ ] [ ] [ ] [x]   |
|  | **Vote was:** | **5** | **0** | **0** | **1** | [x]  **Motion Passed** [ ]  **Motion Failed** |

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| **Motion: To accept the board resignation of Stephanie Wolfe as Director**  |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [x] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Stephanie Wolfe** |[ ] [ ] [ ] [ ] [ ] [x]   |
|  | **Vote was:** | **5** | **0** | **0** | **1** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**New Business:**

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| **Motion: To accept the resignation of Dave Crossman from the Modification Committee** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [x] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
|  |[ ] [ ] [ ] [ ] [ ] [ ]   |
|  | **Vote was:** | **5** | **0** | **0** |  | [x]  **Motion Passed** [ ]  **Motion Failed** |

**Open Board & Management Discussion:**

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| **Motion: To Adjourn to Executive Session** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Jason Patterson** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
|  |[ ] [ ] [ ] [ ] [ ] [ ]   |
|  | **Vote was:** | **5** | **0** | **0** | **0** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**Adjournment to Executive Session: 8:52 pm**

-Collections

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| **Motion: To return to public session from executive session at 9:37 pm** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
|  |[ ] [ ] [ ] [ ] [ ] [ ]   |
|  | **Vote was:** | **5** | **0** | **0** | **0** | [x]  **Motion Passed** [ ]  **Motion Failed** |

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| **Motion: To accept our HOA attorney’s direction and waive all fines with the stipulation to bring dues current, within 30 days, for 28 and 32 Pebble Creek** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [x] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
|  |[ ] [ ] [ ] [ ] [ ] [ ]   |
|  | **Vote was:** | **5** | **0** | **0** | **0** | [x]  **Motion Passed** [ ]  **Motion Failed** |
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| **Motion: To accept our HOA attorney’s direction to send a letter demanding compliance, and threatening lawsuit if no response, to 1085 Pumpkin Ridge**  |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
|  |[ ] [ ] [ ] [ ] [ ] [ ]   |
|  | **Vote was:** | **5** | **0** | **0** | **0** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**Adjournment:**

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| **Motion: To Adjourn At 9:42 PM** |
|  | **Motion** | **Second** | **Yes** | **No** | **Abstain** | **Absent** | **Other** |
| **Brandon Crosier**  |[x] [ ] [x] [ ] [ ] [ ]   |
| **Terry Christiansen**  |[ ] [x] [x] [ ] [ ] [ ]   |
| **Jason Patterson**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Debby Endicott**  |[ ] [ ] [x] [ ] [ ] [ ]   |
| **Rachel Chambers** |[ ] [ ] [x] [ ] [ ] [ ]   |
|  |[ ] [ ] [ ] [ ] [ ] [ ]   |
|  | **Vote was:** | **5** | **0** | **0** | **0** | [x]  **Motion Passed** [ ]  **Motion Failed** |

**Next Regular Board Meeting:**  The next Regular Meeting of the Board is scheduled for Tuesday, December 3, 2019 at 6:00 pm in the Eagle Point School District 9 Board Room, 11 North Royal Ave., Eagle Point, OR 97524.

Respectfully Submitted,

Rachel Chambers

EPGCHA Secretary

EPGCHA Board Meetings are not electronically recorded. It is the responsibility of homeowners to attend meetings if they want a more comprehensive account of the meeting. Board Minutes may be posted to the EPGCHA website prior to official approval by the Board. If any changes are made to the Minutes when approved, an updated version will be posted to the website.