



**SPECIAL BOARD OF DIRECTORS  
MEETING MINUTES**

**ASSOCIATION NAME:** Eaglepointe Townhomes

**DATE AND LOCATION:** April 22, 2019

**CALLED TO ORDER AT:** 17:40 PM BY Jeff Case

**BOARD MEMBERS PRESENT:**

1. Jeff Case
2. Paul Delacroce
3. Richard Karsh

**BOARD MEMBERS ABSENT:**

1. Robert Case

**GUESTS IN ATTENDANCE:** Renee Mauro, Beth Paulison, Geri Bowman, Martha and Brian Strickler, Mike Greenwood, Barbara Greenwood, Shirley Miekka, Ann Laird, Al and Kristi Davis, Karlyn Greenway, Rich Kiser, Javier Aguirre, Paul Conkling, Sara Kleiber, Steve Bennett, Chris and Linda Lugenbill, Carol Kleeburg, Mary Marcussen, Gina Varin HOA Manager.

**Introductions:** Paul Delacroce opened the meeting asking everyone to go around the room and introduce themselves.

**Intent for the Meeting:** Jeff Case- Jeff Case stated the reason for the meeting. The meeting was to reach a passing of 67% of the homeowners to extend the Declaration for 6 months. If passed discussions would start for both Eaglepointe Townhome and Eaglepointe Venture to reach a positive outcome in extending the Declaration for 4 years in order for Eaglepointe Venture to complete the Phase 5 Building of the 14 total units.

A passing of the 6 month extension allows the current 4 units to be annexed in. They are approximately 4-5 weeks out from an Occupancy Certificate. Once the Occupancy

**Certificate is obtained then Eaglepointe Venture will begin making the HOA Dues payments.**

**Q&A:**

**Ann L: Why does Eaglepointe Venture need a 6 month extension and not a 90 day?**

**Jeff: We are asking for a 6 month extension to provide enough time for all parties involved and to be sure we don't run into problems with the existing 4 units.**

**Martha S/Geri B: Is Eaglepointe Venture going to continue to build during the 6 month extension?**

**Jeff: We will finish the existing 4 units and we are ready to start on the next builds once we have reached a positive outcome to the Declaration. With the uncertainty of completing Eaglepointe Townhomes we cannot begin the next units until all parties have come to an agreement. This is not to say it will take 6 months, the goal is to come to an agreement as soon as possible. If an agreement is reached in one month or two we will happily start the next units.**

**Steve B: What is the plan for the repairs to the mail gazebo and the road conditions?**

**Jeff: The gazebo is an HOA repair and I'll hand that over to Gina**

**Gina: I have met with the contractor who installed the mailboxes and made the changes to the mailbox area. I currently sent him some specifications of the original build and I am waiting to hear back from the contractor and the next steps.**

**Jeff: Addressing Road Conditions. I am confident that Eaglepointe Venture and Eaglepointe Townhomes will come to an agreement for the repair of the roads. Making major repairs right now is wasted funds as the construction trucks are still driving through.**

**Steve B: When an agreement is reached does Eaglepointe Venture have the funds to complete the construction of Phase 5?**

**Jeff: Yes, Eaglepointe Venture has the funds available to finish Phase 5.**

**MOTION TO ADJOURN MADE BY: Jeff Case SECOND BY: Richard Karsh**

**MEETING ADJOURNED AT: 117:59PM**

**Respectfully Submitted by Gina Varin**