

## Eastgate Unit 11 Homeowners Association

### Board Meeting Minutes

January 31, 2024, 7pm

CALL TO ORDER:7:03 PM

Dan Kidder called meeting to order. Attendance: Dan Kidder, President, Jennifer Young, Vice President, Cinthia Van Alst, secretary, via Zoom Gerardo Lopez homeowner. Two board members not present, Daryl has missed two meeting, Chase has missed 1, since they became members.

#### FINANCES AND PRESIDENTS REPORT

Discussion: Dan stated \$21k. \$6500 in sewage fees from Imlay due to unit #1 flushing inappropriate items etc. Tampons and condoms clogging up the sewage line, costing us \$500 for snaking and camera then \$6500 from Imlay for total of \$7k. Cedar City did an investigation to determine that inappropriate items were flushed into the sewer causing damages to the City's line blocking and disconnecting the residential waste line. The disconnect resulted in the city line dropping 3 feet. Eastgate HOA was billed. CCR's state homeowners are responsible for damages on our property. Homeowners are responsible for their tenants. Only water and toilet paper to be flushed. Chase called Rooter Rooter. Chase has a water meter in front of his house?

Dan stated that we will obtain copy of City's investigation report.

MOTION: Cinthia motioned to pay the bill, then assess \$7k bill to Chase per CCR's and other homeowners input. Dan seconded the motion.

Dan and Jennifer stated that the City Director could have charged us a lot more for the damages to the City's line. Unit 1 has its own sewer line.

VP Report- Jennifer stated nothing to report, except the vandalism. Discussion about Police Report made and possible need for better cameras with recorded footage in the future. Secretary Report: Cinthia stated that we have insurance bill coming in a few months and need to finish the water savers program.

#### NEW BUSINESS

Sewer line from two large homes at bottom of hill owned by Chase Powell caused damages to the City system. Dan instructed Cinthia to Draft a letter and reach out to homeowner communicating the decision by Eastgate Board.

Vandalism reported behind Unit 15 on Tom Sanderson's rental. The tenant took responsibility and tried to correct the issue. Police Report made. Our cameras caught them, however the lighting was bad and we need cameras with recorded surveillance that will increase our fee annually.

Noise Ordinance discussed. Dan stated that he makes nightly rounds of the property.

Unit 11 & 12 had an Elm tree removed a few months ago and it was on the fence-line and was determined to have caused damage to the water line. Cinthia opted to write each homeowner a letter to inform them that Blake Cozzins (who helped perform the work) come out and repair the water line. It looks like another Elm tree is planted ?!! The repair is in the backyard on the fence-line of 11 & 12.

#### OLD BUSINESS

Stucco Repairs. Dan opted to do the work at \$65/hour when weather improves. Cinthia said had a handyman willing to do it, but Jen and Dan said don't need quotes, etc. that if Dan wants to do it for \$65/hour, that is fair and then we know it will get done. Several handymen have flaked previously after dragging out bidding and promising to make the repairs. Cinthia mentioned that HOA pay for Paint and stucco repair vandalism can be repaired at that time. Jen . Dan suggested that the Meyers gate be fixed by HOA and we assess the bill to them and they can pay a little each month.

Water Savers Program- Cinthia asked Dan if received all the plant photos, etc. he said yes, but needs them converted to jpeg and we will have them posted to website by Feb. 15<sup>th</sup> so that people can communicate and be a part of the project. Ei. If they want to pick their shrubs to be planted near and in front yards, etc.

NEXT MEETING: FEBRUARY 28, 2024 7PM @ KIDDER COMMUNICATIONS