

Eastgate Homeowners

Meeting Minutes

October 27, 2022

CALL TO ORDER

Meeting was called to order at 7:01pm and broadcast via Zoom. Dan asked that we approve the September minutes , everyone agreed.

Attendance:

Dan Kidder, President

Jennifer Young, Vice President

Cinthia Van Alst, Secretary/Treasurer

Chase Powell, Architectural Committee

Dan acknowledged that nobody appeared via electronically, nor the Zoom link from the Eastgate.org site.

FINANCIAL REPORT

Dan reported \$29,453.21 in reserves \$33K and that there was at least an \$895 discrepancy in accounting and there's a Forensic Investigation in process. Dan asked Cinthia if she had gotten access to the old bank account, Cinthia stated that she had and that there was currently a zero balance. The new account has the monies, so that we could begin the investigation and not have our monies frozen nor any other transactions happening without our knowledge.

Dan mentioned expenses to Go Daddy for setting up website and domain and requested the board approve \$200.20 in reimbursement. The board approved. Payments made online will

incur a processing fee to offset the online processing fee. The water bill wast \$1026.26. We paid county property tax in the amount of \$16.40. We still haven't received the trash bill or the bill for repairing the pavement. We are getting more information everyday, though the records weren't kept well in the past, we are working on a Budget.

BOARD MEMBER REPORTS

Dan reported not yet receiving bill for repaired pavement, estimated \$700. Jennifer agreed. Dan reports new bank account setup. We learned that no 501(C)(4) has been established and we need to setup a 501(C)(4). Cinthia reported notifying homeowners that needed to maintain their backyards that were encroaching upon their neighbors and outside fences. Dan responded that he received responses from the owner's management companies regarding the CC & R's and the owner's responsibility to maintain backyards. The property management company is in the process of getting bids to correct the problem.

Chase reported Architectural Committee- pavement was repaired and that he turned off his watering timer.

Dan further indicated that a 501(C)(4) would cost \$250 approximately and could take between a month and a year to be approved by the IRS.

Dan stated that we are still gathering numbers about Trash and Maintenance and once we do, we would like feedback from members when it's time to make decisions.

Jen has one bid for snow removal and trash and she has two more coming. Dan has one bid coming as well.

10 min break

Jen reported Landscaping and that we are learning from previous

maintenance people where everything is; i.e., plumbing, sprinklers, valves, etc.

MOTION: Dan motioned that in the future the Board will approve the minutes prior to next meeting to give homeowners an opportunity to view before the meeting. Cinthia seconded the motion.

It was also agreed that we will notify homeowners at least 10 days in advance of meetings. Even though the internet states the date, time and place of the meeting in advance, not all homeowners use the internet.

ASSIGNMENT OF COMMITTEES:

Dan -Admin and Capital Projects Planning

Jennifer- Maintenance and Sanitation

Cinthia - Records and Financial Reporting

MOTION: Dan motioned to accept the committee assignments and Jen seconded. All in favor. None opposed.

BUDGET PLANNING 2023:

We are still gathering information, though Dan confirmed Wave Apps to keep track would be the best option and Cinthia agreed to learn and help.

FINANCIAL ACCOUNTABILITY AND ACCESS TO BANKING

Member Business

MOTION: Dan motioned to add Cinthia to the new bank account, Jennifer seconded the motion. All in favor. None opposed.

NEW BUSINESS:

Snow removal/Landscaping- working on bids

Pavement Repair-was done prior to our first snow- at minimal expense.

Homeowners responsibilities-Landscaping backyards- notices acknowledged.

Repair wall behind unit 5-Dan spoke with the homeowners and they are okay with a Wooden Fence. Jen and Dan agreed with allowing a wooden fence and Cinthia disagreed and will work on obtaining a bid on a block wall replacement.

Stucco and Paint Repairs- Cinthia mentioned that there are some minor stucco and paint repairs that need to be maintained on units 361, 363, unit 13 & 14. Jennifer acknowledged she knew who and how to contact the man who did the work a few years ago and will reach out to him to get a bid on repairs, etc.

Dan mentioned that somebody should check with South Central about how deep they cut into our pavement and failed to seal it back up properly. Jennifer said she would look into it.

Dan acknowledged that nobody appeared on the Zoom link.

MOTION TO ADJOURN: Cinthia motioned to adjourn the meeting and Jennifer seconded the motion.

MEETING ADJOURNED 8:15PM