

**EAGLE POINTE PSA
BOARD OF DIRECTORS MEETING
MINUTES
January 29, 2026**

PSA BOARD OF DIRECTORS

Present: Terri Utterback (Proxy for Laura Dominski), Bay Pointe; Alison Becker, Bay View; Sarah Laros, Eagle Cove; Ellen Arnholter, East Bay; Dakota Rogers, Fairway Knoll; John Menne, Harbour Pointe; Robbie Robertson, LaSalle's Woods; Mike Cox (Proxy for Gail Miller), Pointe Cove; Dan Dodge, Water's Edge 2; Brianna Reed, Woodridge

Absent: Marilyn Decker, Greenridge; James Bottoroff, Courtyard; Alan Hogan, Eagle Bay 1; Pammy Rogers, Eagle Bay 2; David Gray, Pointe Retreat; Don Arbogast, Water's Edge 1

EXECUTIVE COMMITTEE MEMBERS

Present: Wendy Mangin, President; Mike Scisco, Vice President; Diane Nead, Treasurer; Jack Krajnak, Property Management Liaison (Proxy for Rich Samuelson, Front Nine); Kristy Radcliffe, At Large; Steve Pyrz, At Large; Dave Tocco, Nominating Committee Chair; Lisa Sorenson, Secretary

GUESTS: Linda Cox, Ralph Shive, Sheri Smith

CALL TO ORDER

The meeting was called to order at 6:03 p.m. AV equipment was utilized to assist attendees to better see and hear discussion. Wendy announced starting this month guests attending meetings would be allowed ten (10) minutes for questions and comments following meeting adjournment.

RESIGNATION

Robbie Robertson has resigned from the Board for personal reasons. Wendy thanked Robbie for his service on the Board and to Eagle Pointe. Robbie noted that LaSalles Woods will be appointing a new representative by the February meeting.

ELECTION/OFFICER RESIGNATIONS

Dave Tocco noted in December the nominating committee recommended Wendy for President and Diane for Treasurer, as they were unopposed. Motion was made, seconded and the Board approved Wendy and Diane for these offices till 1/1/2028.

Jack Krajnak resigned as Vice-President to remain as Property Management Liaison. Jennifer Kopke resigned as Secretary. A motion was made to appoint Mike Scisco as interim Vice-President and Lisa Sorenson as Interim Secretary to finish these terms ending 1/1/2027. The Board approved the interim appointments.

MINUTES

December minutes were approved as submitted.

FOOD/BEVERAGE REPORT

Kathleen Welsh, Director of Food & Beverage, noted that overall performance was less than expected in 2025. IU Watch parties did bring in sound revenue. Two upcoming dinners (Bourbon and Valentine's) are planned, and the loyalty program has been activated. Servers for the winter have been reduced from three (3) to two (2).

Online ordering is currently a work in progress and Jeff Schroeder shared that the dated phone system is making set-up challenging. Sarah Laros suggested that, with updated fiber options available through Smithville, a replacement phone system be explored.

Jeff also reported that the food and beverage revenue for January is up by \$7,000 compared to budget and Kemper hopes this trend will continue throughout 2026.

ACTION: Jeff will evaluate options and obtain quotes to discuss at the next meeting.

GOLF REPORT

Jeff noted that the weather has limited the ability to open the course for play with only a few nice days. Therefore, the risk of damage to the course for minimal rounds was not cost effective. The course will open as soon as weather allows. Sixty-two (62) early bird 2026 membership have been sold at \$128,640, compared to 2025 memberships which totaled \$115,640.

Membership retention was 85-90%, with new members at 5-10%. Eagle Pointe recently was noted as the number 6th public golf course in Indiana. The ad for Eagle Pointe will appear for the second time in the next edition of Bloom magazine.

Kemper has created signage for the restaurant to be posted on the road at the T of Strain Ridge Road and Pointe Club Road. New folding T signs for entrances will be erected in the spring.

A question was raised regarding the gap in golf financial performance for 2025 given golf rounds were up. Jeff responded that unexpected expenses in equipment repairs and chemicals costs were factors. He also noted that the pricing for the public is now equal to surrounding courses.

FINANCIAL REPORT/2026 BUDGET

Diane reported that sales in 2025 were \$500,000 short of budget. An additional \$75,000 draw was requested by Kemper last week. PSA financials are not currently available due to a change in staff at PMI. There will be a planned software change from AppFolio to CINC.

It is expected that the functionality of the new software will be like AppFolio. PMI is to give Eagle Pointe residents 30 days advanced notice of the software change. Questions were raised regarding account balances and automatic payment functions, as those details are important for residents to fully understand.

ACTION: Diane will confirm with PMI details of account/payment set-ups and report back to the Board any updates and/or issues as soon as information is available.

GATE ACCESS

Robbie Robertson asked a question about contractors entering with trucks and trailers and if hang tags were possible for their usage. Wendy noted that Mackie provides a gate code to Village HOA presidents via email for weekday contractor access. There was agreement that hang tags can also be requested by the HOA through PMI.

ACTION(S): Diane will email all board members the process for HOAs to purchase hang tags for long-term contractors, clarifying HOAs are responsible for both distribution and return of tags.

BUILDING & GROUNDS COMMITTEE REPORT

Dan Dodge reported that bids for repair of the sidewalk between the main entrance and pro shop have been obtained. However, after further examination the entire sidewalk should be replaced. While replacement will be more costly, it can be absorbed within the 2026 building and grounds budget.

Ice damage has been noted at the clubhouse main and supply entrances. This can cause water intrusion issues. A roofing contractor was contacted this week for mitigation and/or remediation.

Dan shared the committee will be ensuring tighter oversight of various projects. For all non-emergent projects, contractors will be required to provide a detailed scope of work and ensure that project managers send approved invoices directly to Jeff and Diane for payment processing. Wendy will be copied as needed.

He stressed the importance of paying contractors on time, noting there have been recent inconsistencies and asked if there was a policy for payment, e.g., 30 days. Diane noted that all contractor invoices are to be emailed to both she and Jeff, however most bills are Kemper's responsibility. She also shared that Kemper has recently hired Bill.com to pay their bills, making it difficult for her to also track when bills are paid.

Dakota Rogers shared more security lights are out on streets within Eagle Pointe.

ACTION: Dan will follow up with Duke Energy regarding repair/replacement of non-functioning light issues and report back at the next meeting.

LLC OPERATING AGREEMENT REVISION

Wendy verified with both our attorney and insurance carrier that we do not incur additional risk by having the officers of the PSA also serve as the officers of the LLC. The insurance policy covers the entity, regardless of who the officers are. A motion was made to approve the revisions to the LLC Operating Agreement as sent to the Board via email on 1/22/26. The motion was seconded and approved by the Board.

MACKIE CONTRACT FOR GATES

Wendy affirmed that a certified letter was mailed on 12/22/25 to Mackie terminating their contract effective March 1, 2026. A signed receipt of the certified letter was received back. Wendy and Diane have reached out to PMI to assume those duties since PMI already is responsible for issuing hang tags and stickers to new owners. This would consolidate most gate functions.

A proposal was received from PMI to assume all gate duties for \$2200/month. During a call with PMI leadership earlier this week, Diane proposed a 2-month trial period beginning March 1. PMI will keep detailed records to verify the actual number of hours required for the gate services. This expense was not budgeted for 2026, and PMI has agreed to bill at rate of \$50/hr. and track in 15-minute increments for the trial period. Mike Cox and Jim Bottoroff from the Security Committee will work with PMI on the transition but will be stepping down afterward.

There is also a current contract with BSA out of Bloomington for gate issues that historically could not be resolved by the Security Committee. This contract expires in April.

ACTION: Jeff will obtain a contract renewal from BSA and bring it to the February Board meeting for review.

SAHM'S CLAIM

Wendy has learned from attorney John Richards that Sahm's is agreeable to mediation. The mediation is set for April 28. Wendy has asked Jack Krajnak and Melissa Emily to participate in the mediation with our attorney, given that both Jack and Melissa were on the Board while Sahm's was in operation at Eagle Pointe.

SIGNAGE ON PERIMETER OF LLC PROPERTY

Wendy shared that after the discussion in December, Gail Miller sent the following motion, "I move that only signage for The Golf Club at Eagle Pointe, LLC, related organizations, events or initiatives be permitted on the perimeter of the LLC property." This would also cover foundation activities. The motion was seconded and approved by the Board.

ACTION: The Board will seek to enforce this approach going forward.

UPDATE ON SIGNAGE SPONSORSHIPS

Steve Pyrz shared that his wife Donna has been partnering with Jeff to communicate with current sponsorships about their continued interest in sponsorship. Existing sponsors have until January 30 to respond. A database of potential sponsors has been created, and letters will be sent to procure new sponsors in February and March. Currently there are seven (7) renewals and two (2) new sponsors. It is anticipated that updated sponsorship signs will be installed by April 1. Wendy acknowledged the great work by Donna.

OWNER LATE PAYMENTS

Diane and Wendy have requested our attorney for consistent handling of owner late payments, recognizing it is important to avoid situations where funds are unretrievable. The plan advised is to have a letter sent to an owner after a payment is 30 days late, then a lien will be filed if the payment is more than 60 days late. After 90 days, a claim will be filed. This process will be followed by PMI and will be more automated once transition to the CINC software system occurs.

SECURITY COMMITTEE UPDATE

Mike Cox reported that the camera security system was installed Jan 20. The owner of the company stated that the cameras quoted were no longer being made and upgraded cameras were installed for the same price. The installation crew installed single lens cameras vs dual lens, which were ordered. Mike has contacted the owner to install dual lenses. He did note that visualization is much better with the new cameras and nighttime views are comparable to daytime views.

As noted above, Mike and Jim Bottoroff will be stepping down from the Security Committee, and Dave Tocco and Kristy Radcliffe have agreed to serve on committee. Wendy suggested there be at least one more volunteer to join Dave and Kristy in this work.

ACTION: Board members(s) or owners interested in serving on the Security Committee are to contact Wendy.

USE OF PICKLEBALL COURTS

Jeff and Jack have discussed the pickle ball courts and recommend that the courts be open to the public, using Court Serve to reserve play. This stems from the fact that the courts are not fully utilized and charging \$24/hour can generate modest revenue.

Two courts are proposed to always be held for residents, and more can be held if there is more need for residents. A motion to accept this proposal was made and seconded and approved by the Board.

ACTION: Jeff and pro shop staff will launch and communicate this process.

LIFT STATION IN EP GARDENS

Wendy reported for information only that Bill Jonas shared the Eagle Pointe Foundation contracted with Bynum Fanyo for installation of the riser at the lift station in the Eagle Pointe Gardens area. PSA will not be financially responsible for this work.

EAGLE BAY 1 PROPOSED GARAGE & STORAGE FACILITY

Wendy reported for information only that Jeff received a picture of proposed garage and storage facility for Eagle Bay 1 and she emailed Alan Hogan to confirm their HOA bylaws allow this. Alan responded with a letter from their Principal Engineer indicating they are working through the process with the Monroe County Planning Commission.

NEW BUSINESS

No new business was discussed.

EXEC COMM MINUTES – 12/8/25

Wendy noted these minutes were sent via email prior to the meeting.

BOARD EXIT QUESTIONNAIRE

The recently approved questionnaire was sent to Meg Fairman, Sandra Hulse & Jennifer Kopke and just this week to Robbie Robertson. This process is intended to understand experiences of board members and potentially identify ways the Board can improve.

MEETING ADJOURNED AT 7:37 pm.

COMMENTS/QUESTIONS FROM OWNERS IN ATTENDANCE

There were no comments or questions from the owners in attendance.