

EASTGATE HOA BOARD MEETING

February 27, 2025

1. CALL TO ORDER: Dan 7:03 pm

2. ATTENDANCE: Dan, Jennifer, Diane, Chase. Darrel via phone.

3. FINANCIAL REPORT: Breaking even

4. PRESIDENT'S REPORT

a. Final bill for water line break: \$2,900

b. Continued member interference: The bylaws do not require a notice of 10 days for board meetings. This only applies to member meetings. Members not on the HOA board should not reserve rooms or make other arrangements for meetings. Dan discussed his ongoing legal issues with Cynthia, who had applied for a stalking injunction against him, which was denied. He mentioned that he is seeking to have her criminally charged for criminal defamation and is suing her for \$35,000 in statutory and punitive damages.

c. Lien for Chase Powell:

Dan also discussed a lien issue with Chase. Chase stated it was unlawfully placed on his property and that he is seeking to have it removed. He mentioned that he is working with his attorney to prove that the lien was unlawful and that he is not responsible for the \$7,000 in damages. The affected pipe came directly out of Chase's unit into the street where the repair was made. Dan said the city does a yearly video probe through all city pipes that would show Chase's tenants caused the problem. This makes it Chase's responsibility. Darrel suggested that Dan should gather evidence to prove that Chase's unit caused the leak, as this would be crucial in a potential court case. Chase cited a previous decision made by the board as a precedent for removing the lien on his property. Chase motioned to remove the lien. Darrel seconded the motion. The board passed the motion. Dan said that precedent does not apply to the HOA board. He will gather all evidence before making any further decisions.

d. Insurance quotes:

The board discussed insurance options, including potentially increasing the deductible to \$100,000. Dan and Darrel discussed the current insurance policy, which has a \$50,000 deductible per building. Dan considered increasing this to \$100,000, but Darrel advised against it, suggesting it would likely double the price. They also discussed the HO-6 policy, which provides private insurance to cover \$100,000 per building. Dan mentioned that the deductible for their current policy had been raised from \$25,000 to \$50,000 last year, and it could potentially increase further.

They also discussed the insurance requirements for their units, with Dan explaining that they currently have a policy that covers rebuilds and personal items. Darrel suggested that they could potentially save money by ensuring each unit individually, but Dan clarified that they are required by law to have the HOA pay for the insurance to rebuild the shared units.

e. Zoom/AI Record Keeping subscription: Dan discussed the new version of Zoom and the changes in their accounting software. Dan expressing concern about the cost and considering alternatives like Google Hangouts. Darrel suggested going back to old-school methods like using a phone for conference calls.

5. VICE PRESIDENT'S REPORT

a. Landscapers:

Dan reported on his discussions with landscapers, mentioning that one recommended by Adair offers maintenance services, while their relatives handle sprinkler repairs and tree trimming. The group discussed snow removal options, with Darrel preferring an a la carte approach.

b. Stucco Repair:

Dan, Darrel, and Diane discussed the issue of stucco maintenance. Dan suggested the board could take care of repairs or make it the responsibility of the homeowners. Darrel motioned for the HOA not to pay for stucco repairs as it's not covered in the CC&R. Chase seconded the motion. The board passed the motion. They decided to require homeowners to repair damaged stucco on the front and sides of their properties, as well as any areas visible from common spaces to maintain property values. Darrel motioned all stucco damage should be repaired by the homeowners by August 30th, with a deadline extension to October 15th if necessary. Dan seconded the motion. The board passed the motion. The board also considered the possibility of a co-operative (Co-OP) approach for the repairs, which would involve one contractor doing the entire job. Dan agreed to write a notice to the homeowners about the repairs and the associated costs. The board also discussed the need for the paint used in the repairs to match the current aesthetic of the property. Dan will obtain paint codes for stucco. The Architectural Committee will inspect and identify units needing stucco repair.

c. Hiring a Property Manager:

Dan, Darrel, and Diane discussed the management of their shared units and the responsibilities of the HOA. Dan expressed concerns about the involvement of property managers and the need for owner-driven initiatives. Diane emphasized the past two property managers didn't do anything to maintain the property.

6. SECRETARY TREASURER REPORT: Dan will get Diane set up on the HOA bank account (This was completed the next day).

7. MEMBERS AT LARGE REPORTS: Chase told Cinthia she needed to repair her own stucco.

8. OLD BUSINESS

a. CC&R Revisions: Dan will draft revisions to the CC&R by the July board meeting for better clarity and manageability. The process involves submitting proposals by July, debating in August, and voting in September, requiring a two-thirds majority of the full membership.

b. Grass to stone replacement:

Daryl will contact his landscaper, Adam. Dan will reach out to another landscaper. Dan suggested using one type of rock for consistency and adding landscape cloth to prevent weeds. The rock should be small enough that it isn't too difficult to walk on. It was discussed whether the project could be done in stages and if a landscaper can carry the costs. Current HOA funds are tied up in CDs. The board mentioned previous successful conversions that received double payouts from the water conservancy. The board discussed reducing the grass area in the community park, possibly replacing it with a volleyball court or horseshoe pits. The board will discuss the future of the park area grass at the next meeting.

9. NEXT MEETING: May 28, Wednesday, 7 pm, Unit 5

11. ADJOURNMENT