

EASTGATE HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
May 28, 2025

1. CALL TO ORDER: 7:00 pm by Dan Kidder

2. ATTENDANCE: Dan Kidder, Jennifer Young, Diane Ellis, Chase Powell, Lee Larson; Zoom: Darrell Frisch, Gerardo Lopez

3. FINANCIAL REPORT: HOA has about \$9,000 in operating funds; \$8,000 insurance payment due soon; Recent expenses: \$1,200 for sprinkler repair, weed control supplies; CD's earning interest (\$22,000) being kept in reserves

4. PRESIDENT'S REPORT

a. Tree Removal: Two hazardous trees identified: willow by park (\$2,000) and elm near mailboxes (\$2,000); Dan motioned to have TMS Tree Service remove both and grind stumps for \$4,000 total, Jen seconded, and the motion passed; Additional trimming of overhanging branches in the park included in price

b. Insurance: Chase motioned for HOA to switch from Travelers to Farmers Insurance, Dan seconded, and the board passed the motion; New policy: \$4.7M rebuild coverage + \$2.3M coverage for upgrades; \$25,000 deductible (down from \$50,000); Includes cyber security, sewer backup, non-owned auto coverage; Monthly payment option (\$6.79/mo fee);

*The board passed a special assessment of \$40/unit to cover premium increase and to keep the deductible at \$25,000; saving the members approximately \$200 per year in their HO-6 premiums;

*Owners Insurance Company won't pay unless they have an HO-6 policy;

*Owners need to provide HOA with a certificate showing current HO-6 policy now and each year.

c. Landscaping/Irrigation: Grass Ninja's hired for mowing/edging (\$200 per mow, \$400/month); Comparing bids from other landscapers; Discussing water-wise landscaping options and rebate program (\$3/sq ft);

*Chase needs to move watering timer out of his garage

5. VICE PRESIDENT'S REPORT

a. Landscapers

6. SECRETARY TREASURER REPORT

7. MEMBERS AT LARGE REPORTS

a. Stucco Repair: We need to find someone to repair stucco - Chase assigned to solicit bids

8. NEW BUSINESS

a. Dogs at Large: Dan motioned to approve new fines, Diane seconded, and the motion passed: \$50 first offense, \$100 second, \$150 third, then doubling for unleashed dogs and improper waste disposal; Unleashed dogs will be taken to the pound if owners can't be identified

b. Parking: Ongoing problems with tenants parking in fire lanes, reserved spots; Reiterating \$250 fine per violation, owners responsible for tenants

c. South Units Roofing: CCRs do not cover roofs; Units 9-12 need roof replacement this year; Homeowners responsible for costs (\$4,500 per two units based on old estimate); Required by insurance underwriters

9. OLD BUSINESS

a. CCR Revisions: We are updating outdated language, clarifying ambiguities, aligning with current state laws etc.; Change HOA name with the state to "Eastgate Unit 2 Homeowners Association; Prepare CCR revision recommendations for the next meeting

b. Dues: Discuss a potential dues increase at next meeting

c. Grass to Stone Replacement: May be reimbursed up to \$3.00 per sq/ft; Grass Ninja's can do the work. Looking to see if the program will allow this to be done in phases.

10. MEMBER COMMENTS

a. Member Lee suggested converting area by mailboxes after tree removal into a community garden; Board requested more details on costs, maintenance responsibilities

11. NEXT MEETING: Jen motioned to have the next board on Wednesday, June 25th, 7 pm, in Unit 5; Dan seconded and the motion passed

12. ADJOURNMENT: 8:25 pm; Jen motioned to adjourn, Dan seconded, and the motion passed

Next Steps

- [Implement new insurance policy with Farmers](#)
- [Schedule tree removal with TMS](#)
- [Notify homeowners of units 9-12 about required roof replacements](#)
- [Send reminder about parking rules and fines to all owners](#)
- [Research costs for community garden proposal](#)
- Prepare CCR revision recommendations for next meeting
- Next meeting scheduled for June 25th at 7pm