**EPS HOA mm 04-16-2024 draft**

**Attendees:**

Gina Schimming Vice President

Rob Johnson Secretary

Jason Lopez Treasurer

Brenda Cuthbertson Board member

Mike Figler Board member

Absent board members: Lyle Firnhaber, Suzanne Furtado

**Guest:**

Kevin Haefner

Ken Nelson

Gerald Denney

Mr. Macklin

Greg Hill

Quorum has been met with 5 board members present.

Gina Schimming made motion to accept meeting minutes from 2/19/2024. Rob Johnson 2nd the motion, and the board approved the minutes.

**Financial Report**:

Marsha Bryant of Brownstone Properties stated that our taxes have been filed with an extension. 14 lot owners are delinquent for more than 1 year, 20 lot owners are delinquent for 1 year, 3 lot owners owe less than 1 year assessment. $69,500 in accounts receivable, which is better than last year at this time.

**Reserve Study:**

Jason Lopez is working on a new quote on a new Reserve Study which should be more accurate. No questions from the board.

**Architectural Review:**

No new submissions to report

**Dry Fire Hydrant:**

Installation of the dry fire hydrant had been approved and construction is expected to begin in May 2024 at no cost to the HOA.

**Fire Block grant:**

The HOA was approved for a $9,999 grant for fire fuel mitigation (pines/trees encroaching on the shoulder of our roads within EPS. We have two quotes from licensed/insured contractors and the board will need to read each quote and determine which contractor will get the work. Roughly $7500 will go to the contractor and the remaining will cover volunteer costs. Volunteers should sign a waiver stating they won’t hold the HOA accountable in case of injury. Any landowner can volunteer to help, either cutting down the trees or laying the trees in front of the equipment that will mulch them up. Anyone that wants to take advantage of the contractor already being out, contact the contractor so they can provide a price for the individual, which should be a nice savings for the individual. After the first phase is done, we can reapply for another grant. The HOA is allowed to apply for this grant twice within 18 months.

**Lot 203 and Lot 24**: Currently up for sale by the HOA.

Rob Johnson made a motion to discuss in an executive session the pending contracts on Lot 203 and Lot 24 with legal counsel present. Gina Schimming 2nd the motion, and the motion was approved. Rico’s provided an offer. The offer was rejected.

**LOT 104 maintenance:**

Lyle Firnhaber reached out to the owner to have the lot mowed. The lot was mowed, and owners expressed interests to build in the near future.

**Architectural Review Committee:**

 The creation of this committee was formed to relieve some duties from the regular board. The new members are Suzanne Furtado, Brenda Cuthbertson, and Mark Phillipps. Marsha Bryant will reach out to these individuals for future correspondence. Email addresses to be exchanged. The Board questioned whether HOA Gmail addresses should be created. The only one required is for the new member in order not to use personal email addresses. Marsha to reach out to Mark Phillips for him to get in touch with the Board.

**Architectural Review: Solar panel application**

Gina Schimming made a motion to vote against the “location only” of the proposed solar panels. Brenda Cuthbertson 2nd the motion. Rob Johnson, Jason Lopez, and Mike Figler voted against the location only of the solar panels. The solar panel request was denied by the board.

**Complaint against the Board by Mr. Denney:**

The Board has received a complaint which has been reviewed with legal. The board’s response is to the complainant is to deny the requested action. The board has made this decision with the advice of our legal counsel.

**Open session:**

Mr. Denney demanded that the board address every complaint and told the Board they can’t state that they deny the requested action. He then stated that the Board needs to know since they are ignoring the complaint completely, he will ensure it is filed as a complaint with the state of Virginia.

Mr. Denney then stated that all his allegations in the complaint are true as well as that the Board is required by law to share all information that is provided to the Board, which means every owner should receive a copy of the complaint. Gina Schimming repeated that per the advice of legal the Board was only to respond by stating that the Board denies the complaint.

Mr. Denney then stated the Board cannot change the gate codes without notification to owners. “On March 12, Rob Johnson changed the codes midday with zero notice to people that the code was being changed. I was working onsite that day which Rob was aware because he came down in his golf cart and circled around my driveway before he changed the code.”

Rob then stated Mr. Denney’s accusations were false. Arguments continued and Gina Schimming ended by stating that she would investigate this issue.

Greg Hill stated that area was surveyed over by his house by Justin Vista and was unsure who this was being done by. Gina asked if these survey flags were encroaching on his property and Greg stated they were not.

Jason Lopez brought up beautification to round abouts and that the benches could use repairing and he was willing to volunteer to repair and paint the benches in the various round abouts.

Also, it was suggested by Mr. Denney earlier that the Board should consider looking into insurance or waiver for volunteers that will be assisting with the fire block. Marsha stated that there is a policy called the “Zero Employee Policy” that covers volunteers for working withing the neighborhood. The Board agreed that this is a good idea and requested Marsha to investigate this.

**May 22nd at 5:30 PM will be the executive session.**

Marsha also stated there is a policy called the “Zero Employee Policy” that covers volunteers for working in the neighborhood.

July 23rd at 5:30 PM is the next Board Meeting.