



Annual Membership Meeting Minutes  
6:30pm at October 15, 2020  
Via Zoom <https://zoom.us/j/93458352560>

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In attendance: Mike Cressey, President  
Daniel Greer, VP  
Lauraine Dwyer, Secretary  
Jonathan Fox, Treasurer  
Martin Spadinger, Director at Large  
Gil Pierce, Community Manager, Rockwood Property Management  
Dori Ramsey, Field Inspection Specialist, Rockwood Property Management  
Melissa Owens, Association Admin, Rockwood Property Management  
11 Members attended via Zoom

Following the 2020 Annual Meeting, the Board meeting was called to order at 7:30pm.

The owner of 902 W Sagewood Ct requested permission to remove 9 mature pine trees from the common area behind their home for the purpose of view maintenance. The Board considered this request several weeks ago but were unable to reach a unanimous decision and thus deliberated further and ultimately rejected the request. M. Cressey will return the Board's decision to the requesting homeowner.

The Board reviewed and unanimously approved a management contract rate increase of \$0.50/lot/mo.

Mike approached Paras Homes regarding 4 (possibly 3) lots that are still undeveloped at the north side of the property. These lots are less desirable for building and the lack of upkeep attracts dumping. Prior to transitioning the HOA Board, the Declarant made an informal agreement with builders that assessments would not be charged until the home is built. However, due to the condition of the lots and the delay in development, next year the Board will take action to compel some sort of improvement and/or payment of assessments. One of the lots in question is 5409 S Oakridge.

An inquiry was submitted regarding whether or not political flags are permitted under the Association's guidelines. At least one home is reported to have a large political sign flying under the American flag. After much discussion, the Board has determined to take no further action.

Another request was made for enforcement of an accused architectural violation for a home that was painted blue in June of 2019. Mike Cressey explained that the ACC approved this modification but the resulting color was slightly different than expected. Considering the prior ACC approval, the Board declined to enforce.

The Board reviewed a Master Plan proposal for Whispering Pines Park in the amount \$4685 by Michael Terrell Landscape Architecture. The Board will forward the proposal to Gil for review then vote by resolution.

Homeowner Lee Poquette provides webmaster services for EagleRidgeLife.com and has done so for several years for a stipend of \$200/mo. A proposal was approved to increase his compensation to \$250/mo effective 10/1/20.

The owner of 6301 Woodland Ct has submitted an encroachment application to install their fence on common area. Other homes have installed fences (and a pool) in the same manner and so the Board could face scrutiny if the application is denied. The Board is unsure if the adjacent homes received permission to encroach on the common area and thus if it intends to deny the existing request it must be prepared to investigate and possibly enforce similar violations but failing to enforce could lead to more egregious violation. As such, the Board hereby denies the request and asked the ACC Chair to relay the outcome to the member along with the following points:

1. Permanent structures, such as fencing, are not permitted in the common area.
2. Landscaping installations would be considered along with a fence on the owner's lot with a gate that provides direct access to the common area from their backyard.

A collection settlement of account # EGR1714 was proposed but has not yet been reached thus this matter is tabled pending further discussion with the Association's legal counsel and the involved parties.

Mike Cressey described the community's past involvement in an annual charity toy drive facilitated by Sisters Haven. An email alert will be sent to Eagle Ridge owners directing them to EagleRidgeLife.com for more information about how to participate.

There were no submissions for homeowner forum.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:45PM.

Respectfully Submitted,  
Melissa Owens, CMCA, CAMP  
Association Admin, Rockwood Property Management