

## **EASTPORT VILLAS HOA BOARD Annual MEETING MINUTES**

Saturday, January 18, 2025

Canyon Lake POA Conference Room

31512 Railroad Canyon Road, Canon Lake, CA 92587

### **A. Call to Order: 10:32 A.M.**

- Board Members:
  - Larry Ditchkus, Diana Lindsey, Sonya Capaci Phillips, Kenneth Smith
- Homeowners:
  - Lauren Badilla 18, Jack Carrol & Suzanne Ellis 11, David Lund 8, Houston O'Malley 9, Ernie & Vivian Reyes 7, Cary Saltgaver 12, Bradley Sparks 15, Jeff Eazor 14
- Consultants:
  - Chris Gorrell of Dock Doctor
- Inspector of Elections: Suzanne Ellis

### **B. Homeowner Open Forum:**

- Chris Gorrell of Dock Doctor addressed the homeowners' concerns about replacing the docks and the cost of his bid. He agreed to revisit his bid and see if he can reduce the price per slip.
- Homeowners discussed the need for further review of the dock replacement bids
- Homeowners verbally requested a dock committee be created.
  - The Board did not appoint an official dock committee at this time.
  - To be discussed in Executive Meeting
- Homeowners verbally called for an insurance committee
  - The board did not appoint an official insurance committee at this time.
  - To be discussed in Executive Meeting

### **C. Certification of Quorum:**

- 17 Ballots Quorum Met

### **D. Election Procedure:**

- Certification of Quorum:
  - 17 Ballots Quorum Met
- Board Election Candidates:
  - Diana Lindsey, Kenneth Smith, one vacancy with no candidate running
- Casting of Secret Ballots:
  - Counted by Suzanne Ellis
- Tabulation of Votes:
  - 16 Diana Lindsey, 15 Kenneth Smith, 4 Houston O'Malley (write in)

- Newly Elected Members:
  - Diana Lindsey, Kenneth Smith, Houston O'Malley
- February Meeting to appoint Suzanne Ellis to fill vacancy for Sandra Dunn

**E. Prior Meeting Minutes Approval:**

- 2024 annual meeting minutes were not approved.
- To be approved at the February meeting. Bring minutes to the meeting.

**F. Monthly Financial Statements**

- Review of financials:
  - Motion to approve Diana Lindsay.
  - Motion seconded by Ken Smith
  - None opposed to approving monthly financials.
- Reserve study:
  - 12% of what we should have--Running deficit currently
  - When the dock is funded a new Reserve Study is needed.
  - Needs to be completed for 2025-2028
  - Reserve study required every 3 years
  - Contact APS to complete the Reserve Study
- Budget for 2025:
  - Dues increased \$80.00 for the new budget due to cost of insurance
  - Consider charging for boat/cart storage to cover the costs of charging and the deficit of the reserves

**G. President's Report:**

- Get bids for trimming and topping trees
- POA Trees: Need to be removed
  - Larry found a surveyor to look at who owns the trees. Survey to determine whether EVHOA owns trees up to the lake edge or CLPOA owns the trees along Canyon Lake Dr. N. behind the carport.
- Outgoing president suggested the new board should get started on elections in June for the two positions that will be opening to replace Sonya T Capaci Phillips' seat and Appointed Member to replace Sandra Dunn's seat as their terms are coming to an end in November 2025.
- Recommends the new board attend training conference given by the attorney's and review of Robert's Rules for Running a Board Meeting.

**H. Announcements:**

- None

**I. Old Business:** Not discussed at this time

**J. Adjournment:** 12:38 PM

**K. Next Meeting:** February 8, 2025

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I, Sonya T Capaci Phillips, the duly elected and acting EVHOA Board Member, do hereby certify under penalty of perjury that the minutes contain a true and accurate copy of the Minutes of the Board of Directors.

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