

EPPOA Annual Meeting Minutes

July 19, 2025

EPPOA Board Members: Tom Allen (President), Jim Clancy, Jack Hill (Waterfront Chairman), Sue Kriz (Treasurer), Tony Muglia (Vice President) and Sue Roemer (Secretary)

- **Call to Order at 11:00**
- **Financial update**
 - Only a handful of dues/road fund have not been collected
- **Annual Meeting Items**
 - 1) Membership vote on 2025 Budget
 - Deferred to the Sept meeting
 - 2) Membership vote to amend changes to administrative policies regarding common usage property. Changes detailed in meeting agenda sent July 18, 2025 and included below.
 - Motion to approve – John Greenlees
 - 2nd Motion – Tom Wiesenmayer
- **Old Business**
 - 3) Seawall
 - Jim Clancy will have the top of the seawall by the door repaired as well as the portion on the north side.
 - 4) Pavilion floor
 - Curt Yearwood spoke with a person who will replace boards as needed as well as sand and paint. Thanks to Curt for his research on this project, he will also help with this project.
 - 5) New furniture
 - Thanks again to Curt and Inga Yearwood for purchasing, putting together as well as their monetary donation of the new furniture for the pavilion.
 - 6) Drain Issue
 - A long discussion was held with many members voicing their concerns/ opinions. In summary – there are multiple breaches in the drain underneath the road. See attached diagram
 1. From 402 Valley Rd (Tom Allen’s property) to 1170 Lakeview Trail (Mike Bojesen’s property).
 2. There is also a breach between 408 Valley Rd (Joyce Seipp’s property), running underneath Tom Allen’s property.

Multiple members stated that because the association is aware of the problem, the association will have a huge liability if damage is done to a homeowner's property and we did nothing to fix the problem. In summary, more discussion is needed as well as a legal opinion if we do nothing. A motion was made by Rick Walsh to continue the discussion and 2nd by Sue Kriz.

- 7) Road Update – We received an estimate for a 2-inch layer of new asphalt instead of a 4-inch layer. Contractor stated we did not need the 4 inch and would be “overkill”. This will lower the projection of the cost.

New Business

- 8) 4th of July Picnic – Thanks again to Jaime Medicott, Nicole Garrett and volunteers for a successful picnic.

Open Discussion

- Motion to adjourn – Jim Clancy, 2nd by Jack Hill

Next meeting is Sunday August 31st at 11:00 am

Submitted by Sue Roemer – EPPOA Secretary

EPPOA Annual Meeting Agenda July 19, 2025

EPPOA Board Members: Tom Allen (President), Jim Clancy, Jack Hill (Waterfront Chairman), Sue Kriz (Treasurer), Tony Muglia (Vice President) and Sue Roemer (Secretary)

Opening of Meeting: Tom Allen

Review and Approval of 2024 Annual Minutes: Sue Roemer

Financial Update: Sue Kriz

Annual Meeting Items

1. Membership vote on 2025 Budget
2. Membership vote on changes to administrative policies regarding common usage property
 - a) The term “Homeowner” will replace member, property owner and owner throughout the document for consistency.
 - b) WATERFRONT, PAVILION & PIER (Policy 2, item 9) changes are highlighted:
 - The use of the waterfront, pier, pavilion and associated property adjacent to 1219 Valley Road, is for **Homeowners** that have paid their dues in full by the due date, **and their guests provided the Homeowner is present with them**. Failure to have paid dues in full will result in immediate forfeiture of waterfront, pier, pavilion and associated property adjacent to 1219 Valley Road privileges for homeowner, immediate relatives or guests of homeowners. **Renters are not considered Homeowners or guests of Homeowners.**
 - c) ALL WATER CRAFT IN ANY SLIP POSITION (Policy 3, item 6)
 - Properties that are rented are not eligible for a slip. If a slip is designated to a homeowner ~~and then the homeowner elects to rent their property for the period of one year or greater~~, the slip shall be immediately forfeited without refund, which could include the middle of the season.
 - d) PROHIBITION OF SHORT-TERM RENTALS (Policy 9) - add the following:
 - Renters are not considered Homeowners or guests of Homeowners.
 - Renters are not allowed access to or use of the Pavilion or lakefront property.
 - A copy of all lease agreements and background checks on lessees are to be submitted to the board.

Old Business

3. Seawall Restoration – Jim Clancy looking into making repairs
4. Pavilion floor - Curt Yearwood looking into getting quotes for repair
5. New furniture – THANK-YOU to Curt & Inga Yearwood for researching, purchasing and their monetary contribution for the furniture/cushions at the pavilion. It looks FABULOUS!
6. Drain Issue
7. Road update

New Business

8. 4th of July picnic – A huge THANKS to Jaime Medicott, Nicole Garrett and volunteers for putting together a successful fun-filled day! A great time was had by all!

Open Discussion