

2017 Annual Homeowners' Meeting Minutes

Called to order: 7:38 p.m.

Present:

Robert Carr (2655-B) – Telephonic
Phil Balliet (2685-D) – Telephonic
Susan Dupont (2690-B) – Telephonic
Dwayne Hofschulte (2655-A)
Caroline Mau (2700-A)
Anthony & Heidi Wiles (2685-C)
Bob Carr – Telephonic
Mike Thomas - Telephonic

Agenda:

Opening Statement
Annual Budget
Status of Land Transfer
Submission of Leases to the Board
Election of Board – 1 seat open

Opening Statement: Thanks to homeowners who attend; thanks to board members; board has obtained snow contract for removal after 6 inches or more; employed a lawn contractor for maintenance; have made some minor repairs to complex; replacement of boilers has saved association; **Motion** to dispose of reading minutes of 2016 meeting (made by Dwayne; seconded by Caroline); Caroline proposes posting 2016 meeting minutes on website when available; **motion carries** unanimously

Treasurer's Report/Annual Budget: Mike collaborated with Lori re: line item expenses; Review expenses for the year; review of income; review of account balances; recommend that HOA fees remain at \$377.00; Balliet inquires as to whether a reduction of HOA fees is possible; bulk of HOA fees is paid to loan for asphalt and furnace installation; Balliet states that he believes roof replacement of some of the original buildings may need to be budgeted for in upcoming years; asphalt sealing and repair will need to be budgeted for; motion to approve budget (made by Caroline; seconded by Phil); **motion carries** unanimously

Status of Land Transfer: land of B-1 has successfully been transferred to Eagle's Nest HOA from White Eagle

Submission of Leases: board has requirements to abide by regarding number of units being rented; board of directors finds it difficult to know which units are being rented and whether tenants are being

informed of declarations; leases will need to be provided to board so those leases are on file; Balliet requests an email to be sent regarding documents that board is requesting

Nominations for Seat A/Election of Board: ballot will be sent out and will need to be returned to Bald Eagle Court address for the HOA; seat is a three year term; Anthony Wiles nominates Susan Dupont (accepted); Mike Thomas nominates Caroline Mau (accepted); motion to close floor to nominations (made by Dwayne; seconded by Mike); **motion carries unanimously**

Ballot will be included with monthly billing; HOA fees are due by the 10th of the month; Caroline proposes giving homeowners until the 15th of the month so the owners have 30 days to return ballot; Caroline inquires whether prepaid envelope will be included in ballot; online voting would be difficult to utilize; unsure of what online resources were available for voting; motion for ballot be included with invoices and be due January 10, 2018 (made by Phil; seconded by Susan); Caroline inquires whether votes could be sent to HOA email; Phil-aye; Susan-aye; Bob-aye; Caroline-nay; Anthony-aye; Dwayne-aye; Robert-aye; Mike-aye; **motion carries**

All business on agenda has been covered; meeting is concluded

Meeting adjourned at 7:18 p.m.