

## Eagles Nest BOD

### 1/8/19 Meeting Minutes

Called to order at 5:36 pm Robert Carr, Anthony Wiles, and Susan Dupont present telephonically.

#### New Business:

- A. Minutes from 12/11/18 Board meeting were approved unanimously.
- B. Discussed 2685B proceedings – will go into Executive Session.
- C. Susan read minutes from 10/9/18 Board meeting minutes. Motion made to approve as read. Motion passed.

Dwayne Hofschulte came on line at 5:49 pm.

- D. Abandoned Vehicle Removal, Section 11.4

Jeep from 2690A parked in overflow parking for several months  
White pickup parked in front of 2700D for long period of time

Overflow parking lot discussed.

Motions passed for warning letters to be sent to both owners.

- E. Anthony advised he has contacted two plumbing contractors and is awaiting bids from both. One contractor has suggested two options.

1. He advised the cost would be high, as the pipes will have to be redone. The pipes will have to be high-pressure pipes and all will have to be replaced. Cost could be over \$50,000.

2. Would it be more cost effective to buy our own flow meters with the board monitoring water use, paying for the water and bill the owners?

In the long run if over \$50,000 the parts alone, while it is a lot of money up front, HOA will save money in the long run.

That contractor will send a sketch for both options with his bid.

Once both estimates received, and after board has discussed them, they will be forwarded to the owners for a vote. Anthony advised option 2 would probably not be cost effective, as someone will have to be hired to monitor the water usage.

F. Dwayne advised letter sent to 2685B was effective as items were removed from in front of unit.

BOARD INTO EXECUTIVE SESSION AT 6:22 PM

BOARD OUT OF EXECUTIVE SESSION 6:40 PM

G. Annual proposed budget discussed – update not yet received. Robert will contact Mike for updated budget and will call special meeting if necessary.

H. Email to be sent to owners to advise of the Annual Homeowners Meeting to be held on 11 January 2019, at 5:30pm. Website indicates meeting will be call-in only. Information has been posted there for over a month.

I. Anthony advised the HOA received an email requesting information on a unit that is delinquent on the mortgage. Requesting status on HOA dues and asked if HOA has lien on that property. Anthony forwarded email to Robert who handle. Susan sent email to Lori requesting information on HOA dues payments and she advised they are current. Robert suggested contacting attorney now to make them aware of the situation.

J. Discussion on 2690C being offered for sale at \$143,000. Dwayne has been in the unit and it does need work.

K. Dwayne has contacted someone about the removal of the old furnace building but hasn't heard back yet.

Meeting adjourned at 6:56 hours.