

Eagles Nest  
HOA and Board Meeting 8 October 2019

Called to order at 5:35 pm

Present: Daphne Hofschulte - President, Anthony Wiles- Vice President, Susan Dupont - Secretary, telephonically

Agenda approved as submitted

Minutes of September meeting approved as submitted by secretary

Updates on legal issues

Status of 2685B – Lienholder paid arrears and will continue to pay HOA dues until foreclosure settled. Check is in the bank. Attorney recorded satisfaction of lien.

Update of HOA Check Signers – all paperwork completed, have four signers

Update assessment for water overuse – owner agreed to pay in two monthly installments no interest to be charged as long as payment is made

Update the State of Alaska on officers of the HOA – Paperwork completed. This must be done every time there is a change

Dues Aging Report – Doesn't appear anyone is seriously behind. No other questions on the other reports sent by Lori. There is still one anonymous payment.

Do we need a new contract for snow plowing – Susan will contact Down to Earth to deal with the contract

Any new violations? Letter reference grass disposal was not a violation letter. Will follow-up next year if continues

Discussion

Update on “back flow prohibitory” check valves. Joel has ordered them. Daphne will contact Joel to see if he can coordinate with NP to see if the can be installed when NP Utilities installs the trickle valves.

Relocate building numbers on 2690 – Susan will get with her neighbor in C to move them.

Two seats will be opened at end of year. Daphne has a sheet that people who want to be on the board will submit for their consideration for election. Daphne will submit a draft for approval and then Lori can send it with monthly billing.

Reconsider prohibition of garage sales – Robert requested on agenda – tabled

Emergency access plan. Does this need to be in the by-laws so owners will know this needs to be done? Daphne will draft and present at annual meeting.

Parking issues: parking on grass, overflow parking. Susan will look into getting metal sign to be posted in the shared parking area. Dwayne had previously checked on cost with two businesses in Fairbanks. Do we want to approve wording in the by-laws concerning parking in the grass? Daphne will draft.

Repair and replacement in limited common elements: Board has authority reference paint, decorative alteration, etc.... and board has final approval. Clear that the owner has to do the work.

Does Board want to assume responsibility for ordering materials and arranging for labor? *All three members of board vote no.*

Do we want a procedure for the owner to submit a request if they are going to do a replacement? Declaration is clear that the board has to approve, if owner wants to make a repair or replacement. *All three members agree covered by the Declaration.*

Proposed budget. Revision sent out has last years budget. Do we want new budget to only reflect current year and proposed (yes). Budget will reflect lower HOA dues of \$275. Expenses for building maintenance has been raised to allow for projected

maintenance. Electric bill possibly from installed meter on old boiler building.

Proposed budget to be sent to owners 30 day prior to annual meeting

Motion made to approve proposed budget. *Motion passed*

Anthony advised Ballek wants to start work next year on the new building and he wants to use that building. He advised when he is done with the construction he will remove that building. He intends to send a letter to the HOA in reference to this.

Date for annual meeting set for 3 December 2019 at 5:30pm

Electronic votes

Notice to homeowner of 2700A reference grass clippings

Adjourned at 6:22 pm