

Eagles Nest
HOA and Board Meeting 12 November 2019

Called to order at 5:34 pm

Present - telephonically: Daphne Hofschulte – President, Anthony Wiles – Vice President, Susan Dupont - Secretary, Robert Carr – Board Member, Chris Lancaster – 2690C

Agenda – two new items submitted by President.

Update on 2685B will be discussed under updates. Request from Mr. Ballek about using the furnace house.

Agenda approved.

Minutes of October meeting approved as submitted by secretary

Updates on legal issues

Dues aging report – in good shape

2685B foreclosure – USDA has made good on the back dues and will continue to pay the HOA dues until foreclosure completed. They will pay every few months. Do we want to waive the late fees? Motion made and seconded to not charge the USDA for late fees. *Motion Passed.*

Update on violations: Water excess was paid in full.

Vehicle parked in shared parking and board agreed for letter to be sent to owners of 2690D to have vehicle removed.

Discussion

Update on “back flow prohibitory” check valves. Joel was able to complete the installation. Was on bid, a little over \$3000.

Update on parking sign. Susan has the sign and the hanging tags. But someone will have to help put it up.

Snow Removal: Down to Earth Landscaping was approved by electronic vote by the board to continue the contract with an increase to \$600 per plowing. Susan has contacted the owner and as of yet he has not provided a written contract. He is currently out of state and will submit it as soon as he can. He is also interested in doing the mowing next summer and will contact Susan in the spring to see the scope of the mowing. He has already plowed once.

Three candidates for the open seats, D and E. Robert has looked into on-line voting. Discussion on possibility of increasing number of board members. It was increased prior from three to five. Owners have to vote on an increase and too late to do this at the time.

The election procedure will consist of mailing the ballot with the December billing on 16 November. Ballots must be returned by 30 November for the results to be announced during the 3 December Annual Meeting. The sheets the nominees filled out will be sent out with the ballots and Susan and Daphne will do the ballot counting.

Set Agenda for Annual Meeting

Susan will email the documents required for the meeting to all owners.

Discussion on the proposed changes made to the Bylaws/Rules that were emailed to the board members and will be presented to the owners at the annual meeting for discussion and ratification.

Robert sent out a Code of Ethics earlier this year and would like it approved and board members to sign. Daphne will look over the document and edit it to be sent to owners for approval.

Discussion continued on the proposed changes to the Bylaws/Rules.

Will garage sales and/or moving sales be allowed?

Will signs be allowed?

Chris Lancaster requested clarification on what types of vehicles are allowed in the complex.

Discussion on number of members on the board. Motion made to leave number at five, and seconded. *Motion Passed*

Should ATVs/snow machines be restricted in the complex? Robert motioned that such vehicles be restricted in the complex and must be trailered in and out. Seconded. 2 yes, 1 no, 1 abstention. *Proposal passed. Robert will write up proposal*

New Business

Mr. Ballek has requested to use the boiler building as a staging point as he builds the last unit and will remove the building when completed. Should add in that he will remove the buried fuel tanks and reclaim the land when complete. Also request that he pay the electric bill. Robert suggested the GVEA account be put in Ballek's name and for him to pay the bill directly. Robert also requested he present how he intends to remove the building. Daphne will ask how he will do this. Robert made a motion to table the request until the board has further information and conducts further discussion. Motion seconded. Anthony suggested Ballek attends the next meeting and Robert suggested Ballek writes up a proposal. Daphne will contact him to do an extended proposal to items discussed. *Motion Passed.*

The Agenda for the Annual Meeting on 3 December was set as follows:

- Call to Order
- Attendance
- Establishment of a quorum and rules of order
- Approve agenda
- Approve 2018 minutes
- President's Report
- Approve proposed Bylaw/Rules amendments
- Ratify adopted budget
- Announce Board of Directors election results
- Owners' comments
- Adjournment

Daphne and Susan will work up the documents for a packet to be emailed to the owners prior to the meeting.

Electronic votes

Approve snowplow bid from Down to Earth: 4 yes, 0 no

Approve candidate form for mailing out with invoices: 4 yes, 0 no

Approve \$50 to homeowners Eden and Chris Lancaster for sewer backup cleanup: 4 yes, 0 no

Adjourned at 7:08 pm