

Eagles Nest
HOA Board Meeting 10 December 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 approved.

Minutes of November meeting – Daphne suggested that the minutes should note that the letter which was to be sent to owners of the vehicle being stored in shared parking area was not sent due to an addition/update to the by-laws which were approved during the annual meeting. Otherwise minutes were approved.

Updates on legal issues – None. All accounts up to date.

Updates on violations – None.

Discussion

Effective date for parking enforcement and permit tags to be 1 January 2020. Map of shared parking was sent to all owners.

Snow Removal: Down to Earth Landscaping has yet to send written contract. Susan will call again.

Agreement with Mr. Ballek regarding use of furnace house. Motion made and passed to accept the agreement as drafted by Ballek and Daphne (3 ayes/1 abstention). Daphne will advise Ballek

Code of Ethics for BOD. Accepted with addition of attendance to meetings requirement that 75% of meetings must be attended. If member's attendance is less than 75% they may be removed for cause. Daphne will work on this. This can be an operating document that the board will send to the owners to show that the board is accountable. Will be sent after the election with the new members in place.

Robert off-line at 6:50 pm.

ATV use within the complex:

Robert's original suggestion: The use of off-road vehicles is prohibited within the boundaries of Eagle's Nest Condominium complex. The vehicles include but are not limited to: four wheelers, side by sides, motocross motorcycles, and snowmobiles or any vehicle that is not legal to operate on a State of Alaska roadway. All vehicles within this category shall be trailered in or out of the complex prior to its operation.

Anthony's comment: Only allowed to pull in and out of the unit but not allowed to cause a disturbance by driving it around and within the confines of the condo. For example, I have an ATV in my garage. If I want to go for a ride, I should be able to pull it out of the garage and drive off the premise; I shouldn't have to trailer it out and then trailer it back in.

Susan's suggestion: I agree with Anthony that since Bald Eagle Court is a city road the Board cannot regulate it. So I'm not sure how it could be worded. Maybe: **No snowmobiles, ATVs, or off-road vehicles of any kind are to be ridden around any land subject to the Declaration. These vehicles may be ridden from the owners/tenants unit only for the purpose of exiting the property. Joyriding and racing these vehicles is strictly forbidden within the complex. These vehicles must be stored within the unit garage IAW Section 11.4 of the Declaration.**

Board agrees to use Susan's suggestion with the addition of listing the vehicles as Robert listed them. Daphne suggested including "exiting and entering the property".

Motion made to adopt the written comments by Susan with above noted inclusions to the By-Laws. *Motion passed.*

The proposed regulation will be emailed to all owners prior to the January 2020 board meeting for discussion and vote.

Electronic Votes

NOTE: Due to problems with receiving mail-in ballots, the homeowners voted at the 12-3-19 annual meeting to re-open the election for the Eagle's Nest Board of Directors, extending the voting deadline to 15 December 2019.

Meeting adjourned at 6:05pm.