

## HOA BOD Minutes 12-10-20

The Eagles Nest regular December BOD meeting was called to order at 6:13pm AST on December 10, 2020

Board members present: Robert Carr, Chris Lancaster, Cliff Manning, Daphne Hofschulte

The agenda was approved without objection

Board minutes from 11-17-20 were approved as emailed out: Cliff moved, Chris 2<sup>nd</sup>, 4-0 Yes

Updates on legal issues

“Dues aging” and other financial reports from Lori – no questions

Have attorney send demand letter to both owners of 2665B for delinquent dues (\$1800)

Robert moved, Chris 2<sup>nd</sup>, added 30-day deadline, 4-0 passed

Street Assessment payment issue – report – Daphne

Owner who is closing and offered to pay off the City lien with Promissory note from HOA to reimburse him, says Title Company has agreed to move forward – may take 45 days

Update homeowners after Jan. 1: hands tied, outline agreement and pmt method

Violations:

Send violation letter to 2685B for parking abandoned vehicle in front of garage. Because the plow couldn't reach the area, also request snow removal by owner around the vehicle.

Send inquiry letter to 2675B for status of vehicle in front of garage not being moved for extended time. Because the plow couldn't reach the area, also request snow removal by owner around the vehicle.

Discussion:

- update 2685D black areas on walls and ceiling – Drop for the time being– no response from owner after inspection inspection 9-11-20

- update repairs – Jim Perkins J&S Siding hopes to be done before the end of the year.

Electronic Votes:

Agree to Promissory Note to reimburse homeowner who is going to pay off the City Lien.

5½ % on unpaid balance for 5 years, annual payment \$4500.

Election of BOD officers for 2021 – take office at Jan. meeting: Cliff moved, Chris 2<sup>nd</sup>, 4-0 Yes

President – Daphne Hofschulte

Vice President – Cliff Manning

Secretary – Paul Siska (nominated – will check with him)

Treasurer – Chris Lancaster

Non-officer Director – Robert Carr

Adjournment 6:37pm AST – without objection