

Eagles Nest
HOA Board Meeting 11 February 2020

Called to order at 5:40 pm

Present - telephonically: Daphne Hofschulte - 2655A, Anthony Wiles - 2685C, Susan Dupont - 2690B, Chris Lancaster - 2690C

Agenda approved with addition of summer maintenance projects under discussion.

Minutes of January - approved with inclusion of start time of 6:21pm.

Updates on legal issues - Lori sent dues aging report. Also sent two formats for profit/loss and she wants to know which we prefer. One shows from January through where we are in February, and the second last year to current. Chris and Susan both agree for the one showing the year to date, Anthony had no preference, Daphne will advise Lori that majority of attending board members want the one showing year to date.

Daphne has requested information on when we will receive the next payment on the unit in foreclosure and Lori will check into it.

Monies on hand were discussed.

Updates on violations - Letter sent to 2690D owners for vehicle honking continually while waiting for tenants. Per Chris and Susan incident did not occur again. *Motion made to close the violation, seconded, and passed.*

Robert on line at 5:48pm

Discussion

Code of Ethics for BOD:

Four of five have submitted the signed paperwork. Will be posted to the website when Robert submits his.

Emergency contact list for homeowners:

We have received about half of the owners contact information. Many after Susan sent second letter. Some have requested multiple contact information. Do we want to allow more than one

contact? Board agreed to allow up to three (3) emergency contacts for each unit. Daphne and Susan will work up a letter to advise the owners of this and Susan will send it out.

HOA Insurance:

Currently with Hub, Lincoln Mutual Insurance, a little over \$1000 for this year, including \$250 for an agency fee, and a \$700 and some increase for the coverage. Lori has paid it for the month but do we want to try to find a different company? Anthony suggested we email our current policy to Hale and Associates, which Lori recommended, for a quote and then the board will consider that quote.

Method to Get Contact Info for New Owners:

How can board get contact information for new owners? Lori mailed invoice to physical address of last unit sold. Anthony suggested a knock and talk. Robert stated when we receive request for a Certificate of Sale, we could ask for the purchaser's information. Chris stated his agent gave him the website info, but it doesn't contain all pertinent info needed. Susan suggested a welcome letter and by-laws be given to the owners during the knock and talk. Robert agreeable to both suggestions. Daphne stated we can have Lori put more information on the Certificate of Sale, and that she can put more information on the website, and we can have a hard copy of something to give when contact the owner/tenant of the unit. All board members agreed to this.

Daphne advised that Lori brought up the subject of the street assessment and that if we increased our yearly payment we could pay it off sooner. Whenever a unit is sold the lien pops up. We need money for summer maintenance, however Lori advised we currently pay approximately \$4500 per year and if we increase to \$6000 it would pay it off two years earlier. This to be considered after discussion of summer maintenance projects.

Summer Maintenance Projects:

Replace damaged siding

Refurbish balconies

Repair and seal asphalt

Balcony French doors replacement

Have to research whether the doors are the responsibility of the owners or the HOA. Robert advised the board needs to set a standard for the door replacement if the owners want to replace them. Chris brought up window replacement also. Susan inquired if the board paid to replace all the doors if it would be more cost effective to purchase in a group.

Daphne will pull info from the By-laws and Declaration to see if there is any standard.

Motion made to come up with a standard for replacement of French doors and windows on each unit. Seconded and passed.

Susan read section 5.3 of the Declaration, which defines what areas/items are limited common areas. Robert advised the asphalt is also listed as a limited common area. Daphne will conduct research.

Electronic Votes:

Noise Violation – 2690D letter approved 4-0, warning letter sent on 1/25/20.

Fuel oil smell in 2690: Unit D had maintenance out on Tuesday, replaced a portion of the stack, which was burnt. When Chris came home did not notice the smell anymore. Smoke from the stack was black and there was black on the snow under the stack exhaust. Anthony requested Chris try to find out exactly what was replaced for other owners info in case it occurs in their buildings.

Meeting adjourned at 6:28 pm