

Eagles Nest  
HOA Board Meeting 3-12-20

Called to order at 6:42pm ADT

Present – telephonically: Daphne Hofschulte - 2655A, Anthony Wiles – 2685C, Susan Dupont – 2690B, Chris Lancaster – 2690C, Nicole Gilmore – 2675D, Jerry Hollins 2685A

Agenda approved

Minutes from 2-11-20 approved

Minutes from special BOD meeting 2-24-20 approved

Minutes from special BOD meeting 2-28-20 approved

Updates on legal issues

Lori sent “Dues aging” report

Foreclosure update - USDA paid in Nov.- agreed to pay about every 6 mo

Board voted to retain Zimmerman & Wallace to amend Declaration and/or Bylaws, mainly concerning insurance - estimate 1-1 ½ months, \$300/hour, \$4000. Moved - Anthony, second - Susan, passed 4-0. Stipulate to them that we’re under a 90-day deadline for amendment.

No new violations

Discussion:

- no questions regarding bookkeeper reports

- emergency contact list update – the Board agreed to revise the procedure for reporting emergencies through a Board member – specific wording to be drafted by Daphne and checked by the Board: If anyone detects smoke or fire in a neighbor’s unit they should call 911 and knock on the door to see if they can be of help. If anyone sees water coming from a unit, garage doors open for an extended period of time in very cold weather, etc., and knocking on the door doesn’t find anyone home, then call the Board at our personal phone numbers. We will use the "Emergency Contact" list of Homeowners' preferred phone numbers to gain access to the unit.

- 2690D fume problem update – Chris reported parts were replaced and the situation seems to be resolved

- report on status of asphalt – the area in front of individual units were limited common elements at the time of construction. When the whole complex was paved, all asphalt became a common element. Declaration should be amended to reflect this.

- HOA new insurance quote – Hale and Associates would probably recommend Liberty Mutual. They will offer a quote when the current claim situation is resolved and the Declaration is amended.

**TABLE:** till quote received

- method to get contact info for new owners – the draft of a form to attach to resale certificate was approved – to be presented at closing, new owner should email to BOD or street box.  
Moved – Anthony, Second – Susan, passed 4-0

- summer maintenance project priority – the Board voted to make refurbishing or replacing balconies the 1<sup>st</sup> priority for this summer. The cost of permanent materials may be prohibitive but we will get bids for both and see. The procedure for getting bids will be decided later.  
Moved – Anthony, Second – Chris, passed 4-0.

- request from homeowner to look into setting up online payment methods for dues – Chris got info from Lori on methods currently used by the homeowners, not many requests for it. Lori also suggested methods such as PayPal may be costly. The Board agreed to survey the homeowners to see how much interest there was before going further with the idea. Daphne will draft homeowner message - Chris will see about getting info from Lori regarding setting up alternate methods and include in the message.

- request from Board member – the Board agreed to use personal email as primary, BOD email CC as documentation. If a homeowner sends to the Board address, then whoever sees it first should forward to other BOD members personal emails.

- standards for replacing unit balcony doors, deck doors and windows – the Board agreed these items should be replaced with equal or better items and that the appearance should be “similar, and that unit owners should apply to the Board for final approval of their plan. Specific wording to be drafted by Daphne and checked by the Board. Daphne will draft final wording and run by the Board.

- Electronic votes since the past BOD meeting –  
Voted to post recording of 2-24-20 meeting on the website  
(Discussion about postings being open to public. Current website provider does not offer private/password protection through our contract agreement. Contract expires 6-19-20 and Board can consider options then. Daphne will see what else current provider offers, Chris will do some checking on other providers and we’ll discuss at the April meeting.)

**TABLE:** post all recordings, go to password protected website

- Executive session moved and passed to discuss President’s resignation.  
Moved – Chris, Second – Anthony, passed 3-0

Recording turned off 7:42pm ADT

Recording turned on 8:53pm ADT

Recording failed – secretaries notes as follows:

- Motion passed for President to remain in office and on the Board

Adjourned at 9:00pm ADT