

## Eagles Nest BOD

### 5/14/19 Meeting Minutes

Called to order at 5:36 pm. Present were Robert Carr, Dwayne Hofschulte, Anthony Wiles, Susan Dupont, Mike Thomas (all HOA Board), Bob Carr (2665A), Chris Luddington (2655C), Merlin Lancaster (2690C), and Daphne Hofschulte (2655A) telephonically.

- Robert Carr read the agenda and all board members voted to accept as amended by Robert. *Motion carried*

- Minutes from March board meeting. Motion made to accept the meeting minutes, seconded, and all board members voted to accept as submitted. *Motion carried*

- Results of 2018 BOD election: Motion made and seconded to accept election results. All board members voted to accept election results. *Motion carried*

*NOTE: Attached at the end of this transcription is the body of the email sent to all board members on 3/14/2019, from Dwayne Hofschulte with the election results.*

- Water Meter installation

Motion made as follows: The Eagles Nest BOD moves that individual water meters be installed in all units of the complex, paid for out of available HOA accounts. The HOA will operate under the current budget until the end of the calendar year, at which time the new budget for 2020 will be adopted and reflect an adjustment to monthly dues.

Seconded and floor opened for comments/questions

Mike Thomas asked if board has contacted attorneys to see if board has legal rights to do the meters.

Robert Carr and Dwayne Hofschulte both compared this project to the boiler installation and that there was no legal problem with that.

Dwayne stated that the owners could do what they want as long as they vote on it.

Chris asked if there should be more owners aware of this other than just the people present.

Susan advised that emails were sent to all owners and if they elect not to attend when there is a vote then those who attend have the right to go ahead.

Susan then asked if it advisable to vote to go ahead and then contact an attorney

Susan advised we are already \$1200 over budget so far from Jan – 15 April 2019 on water/sewage.

Anthony pointed out that he had contacted water dept and they had been under billing building 2700 for years and it did increase to \$500 for the month.

Susan pointed out that numerous people are again washing vehicles.

Robert stated he is disappointed in the board – that the board prior to presenting this to the owners should have discussed the issues.

Mike asked how the billing would be done. He was advised that each owner would be responsible for their own water bill from North Pole Utilities.

Anthony advised each owner would be responsible for filling out an application with the City of North Pole.

Bob Carr advised he is in favor of the installation.

Chris Luddington advised he is in favor of the installation because he doesn't want to see the HOA fees raised.

Lancaster advised he agrees with Luddington.

Dwayne stated if someone is concerned about lawsuit his greater concern is when the usage spikes and wants the entire building owners to pay, he is more concerned about lawsuits from the other owners. He stated he would install his own meter to monitor his own usage if this doesn't go forward. The board was already advised that one owner did threaten to sue if they were forced to pay.

Anthony stated he had nothing further

Mike stated he is in favor

Susan stated she is in favor

Robert stated that the installation of the meters is the only way to determine who is using the most water.

Bob Carr asked the cost of the meters for each unit.

Susan advised (from the letters sent to all owners) meters are \$255 each, with an estimate of \$555 per unit for the installation. \$13,320 total. And that the cost will be recovered via the HOA dues which will allow the HOA fee to be lowered at the end of 2019 after approval by homeowners.

Robert called for vote on the motion. All in attendance voted in favor of the motion.  
*Motion carried.*

-Board to go into executive session. Anthony asked if three owners in attendance have any questions prior to leaving.

Bob Carr, Chris Luddington, Merlin Lancaster, and Dwayne Hofschulte left call.

- Update violations: Decide if existing violations have been resolved or what further action to take.

Any new violations? With the exception of two, all violations on the list have been resolved

*Letter to be sent to owner for 3<sup>rd</sup> offense.*

- Motion to vote to have the secretary notify homeowners to participate in a vote at the next BOD meeting to “reaffirm” the Bylaws and Rules as amended, signed 4-20-16. All voted in favor. *Motion carried.*

- New BOD elects officers for 2019. Robert nominated Anthony as President, Susan as Vice President, Daphne as Secretary, Mike as Treasurer.

Anthony did not accept nomination, Susan did not accept nomination.

After discussion and additional nominations, the HOA Board will be filled as follows (with all accepting their nominations):

Daphne Hofschulte – President

Anthony Wiles – Vice President

Susan Dupont – Secretary

Mike Thomas - Treasurer

Robert Carr will remain on board until term expires, as Trustee

Susan suggested sending a reminder to all owners about slats being placed in fences.

Meeting adjourned at 7:03

## **ATTACHMENT: HOA BOD ballot count**

This afternoon Anthony and I picked up the ballots from the mailbox. We went to my unit and counted them.

Total 9 ballots

Seat B - Anthony = 8

Caroline = 1

Seat C - Daphne = 9

Results can be made official at the April meeting. Dwayne