

Eagles Nest
HOA and Board Meeting 11 June, 2019

Meeting of Homeowner's Association called to order at 5:40 pm, 6/11/19.

Present telephonically were President Daphne Hofschulte - 2655A, Vice President Anthony Wiles - 2685C, Cecily Manning - 2675C, Philip Balliet - 2685D, and Chris Lancaster - 2690C.

HOA business is the reaffirmation of bylaws as amended in 2016. Information regarding this was posted on line and in emails to owners.

Balliet advised no issues with proposal
Manning advised same

Michael Cook - 2690A, and Robert Carr - 2655B, came on line

Daphne read the Motion: The Eagles Nest BOD moves that amended Bylaws and Rules approved at the 2015 Annual meeting held on 2-18-16, and signed on 4-20-16, be reaffirmed by the HOA. All actions taken under the amended Bylaws and Rules from 4-20-16 are also affirmed.

Floor opened for discussion:
Robert Carr had none

Vote called for and all in attendance voted affirmative. Susan Dupont - 2690B, had previously voted electronically in the affirmative. By-Laws reaffirmed.
Motion passed.

Motion made to adjourn homeowner's meeting.

HOA Meeting adjourned

Board Meeting called to order. Same individuals in attendance telephonically.

Agenda that was emailed was approved by board members

Minutes from May meeting approval as submitted by Susan

Legal issues:

- Default judgment on a unit. Attorneys have not advised if judgment was recorded.
- Second unit litigation has been completed, and attorneys have not advised if that case has been closed.

Both will carry forward to next meeting.

Dues aging report: No additional units behind

Violations:

- Two items dealing with parking:

Conflicts between Declaration and By-laws wording. Does board want to assess fines?

Board will revisit the conflict(s) and make adjustment as required to clarify the parking issue.

- Barking Dogs:

Audio recording made of barking dogs and the suspected unit made a video tape of their dogs who were silent and when they opened their door, dogs from another unit could be heard barking.

Board will drop the complaint, keep the warning letter, and withdraw fine against the unit accused of having the barking dogs. All Board members present in agreement.

New Violation:

- Boat parked between 2655 and 2665
- Old delivery van parked in common area. Children are playing in it. Daphne will talk to owner because vehicle being unlocked is a hazard.

Discussion

- Info regarding building access for changeover to individual meters. Updates and timeline for installation once meters picked up and plumber gives a heads up.
- Dues will stay the same until the end of the year and info will be presented at next Annual HOA meeting for owners to vote on/approve.

- Application process for converting to individual water use accounts are on City of North Pole web site.

- Previously assessed fines for water over-usage – forgive the billing for overuse of water?

Motion made that since there is no limit on the water usage in the Declaration or By-laws then those who have paid are to be paid back and those who haven't are to be forgiven. Amended to only go back and address 2685 overage to current time. *Motion carried.*

- Fence slats – not new issue. It is in the Declaration: but if you purchased the unit and it had a fence without slats then owner is grandfathered in. The Board will reconsider the requirement of all fences being slatted by 31 December 2019, pending further discussion.

- Children in 2675B are pulling out the slats from shared fence from 2675C

Meeting adjourned at 6:40 pm

Following are electronic votes conducted by the board:

5-27-19 - 3rd notice to 2675B (Susan, Anthony, Mike, Daphne - yes, Robert - absent)

5-28-19 - Close 2690C file with Clapp Peterson (unanimous - yes)

6-1-19 - Response to 1st request for hearing/appeal by Mau (unanimous - yes)

6-5-19 - Response to 2nd request for hearing/appeal by Mau (Susan, Anthony, Daphne - yes, Robert, Mike - absent)

6-5-19 - send info on upcoming Bylaw reaffirmation vote (Susan, Anthony, Daphne - yes, Robert, Mike - absent)