

6/12/18 Meeting Minutes

Called to order: 5:40 p.m.

Present: (telephonically) Robert Carr, Dwayne Hofschulte, and Susan Dupont

Agenda

1. Motion made and seconded to approve HOA BOD Agenda.
Carried.
2. Secretary report: Minutes from May 2018 board meeting sent via email to all board members. Motion made and seconded to accept as sent.
Carried.
3. Treasurer report and Bookkeeper Updates– None
4. Board Member Reports:

Recertification Application discussed. Susan working on it, requested a copy from Balleck for the paperwork he submitted. Robert will check to see if he can get paperwork from Balleck.

Ken Murray Policy – Robert will send letter to drop insurance.

5. Old Business

Furnace House / Fire Hydrant Removal – Robert hasn't contact NP about hydrant. Dwayne will check with the Fire Dept to see about getting it removed.

(Anthony joined meeting at 5:49)

Asphalt Sealing

Refurbish Balconies

Set HOA rule for starting collections on owners with delinquent dues

Set method to deal with continuing violations: privacy slats, 4wheeler parked/washed, kids writing with chalk on pavement, toys thrown around

Revise HOA rules regarding fines and notices.

- current Bylaws wording = RULES: Section 7 (c) Fines for Violations:

- 1st offense - Written Warning

- 2nd offense - \$25 Fine
- 3rd offense - Additional \$50 fine

There will be a 7-day time frame between warnings to allow time for compliance.

“RULES” can be changed at any regular BOD meeting if homeowners have been given notice of the proposed change

6. New Business

Summer Yard Work Contract

Repair building siding where needed

7. Violations

Previous Violations

Fuel Barrel @ 2685B – gone, not a violation unless barrel leaking per NPPD.

Trailer and side-by-side parking @ 2685D – Moved to overflow parking lot. Side by side not on it. Dwayne moves to send letter.

Dog poop @ 2685A – Anthony spoke to tenant, does not have a dog. Must be neighborhood dog.

Board needs to come up with a method to track violations. Possibly through Lori. What are her charges and should admin fees be included in the violation collection. Robert suggested letters sent out by Lori with monthly billings, indicating on envelope there is further information enclosed. Robert will discuss with Lori.

Anthony advised Susan and he sent the violation letters to other board members for approval but never heard back. Susan advised the letters for the three violations were emailed for approval but no answer was received so letters were not sent. Robert advised that since seen by the board then to go ahead after date is changed. Only letter to be sent will be to 2685D. Will be mailed to owners and emailed to property manager.

- Motion made and carried to send violation letter

Anthony advised by-laws require privacy slats if they have fences. Discussion about requirement of the slats. After discussion, board agrees to give owners until 1 July 2019, to comply with slat requirement on fence slat requirement. And they need to be vertical and Eagle’s Nest approved grey in color. No deviations will be accepted. Susan and Anthony will work up letter.

- Motion made and carried

Anthony advised the board he has moved his charcoal grill from balcony to garage. When he grills he moves it out front, lets it cool, then moves it back to garage. He will purchase a gas grill. Robert advised all grills are not to be on the balcony as it is an insurance issue. Anthony was requested to write a letter to the board to outline his attentions re: buying a gas grill (NOTE: letter received by board members on 20 June, 2018).

(Anthony had to leave meeting at approximately 6:35)

Dwayne brought up 2x4s outside of 2685B. Pickup in front of 2700, with garage in bed of truck. Advised since transfer station is closed we may expect more of this. Robert advised we might consider in the future to provide common use dumpster. Washing of vehicles is another issue. Parking has become a problem too. When Lori does Re-Sale Certificates is it possible for her to reference the By-laws and rules to new owners. Susan suggested drafting a letter to all owners to address the rules of the association and agreed to do it.

8. Robert suggested adding to HOA rules regarding fines and notices that administrative fees, which are incurred sending out notices of violations, be added to the cost.

He also requested each board member come up with a rule that they would like added to the by-laws that the board can discuss and ultimately have added to them.

9. Asphalt sealing

Robert has a company he will call. Susan received one bid from the two companies she contacted. The other company, Bloom, will not return her calls. The bid received was for

Interior Excavation & Trucking will provide all equipment, material and labor to complete all phases of earthwork listed below

Sweep and clean parking lot

Sawcut asphalt

Level subgrade

Repair asphalt as discuss approx. 920 sq. ft.

Seal parking lot as discuss approx. 34000 sq. ft.

Total Price \$ 23,120.00

Discussion about asphalt work and resealing. Will HOA have to pay for more paving if builder decides to build where the current foundation has been started. No decision made to have work completed.

Meeting adjourned at 7:27 p.m.