

Eagles Nest
HOA and Board Meeting 13 August 2019

Called to order at 5:35 pm

1. Present telephonically: Daphne Hofschulte, Anthony Wiles, Robert Carr, Susan Dupont
2. Proposed Agenda approved as submitted
3. Minutes from 7/19/19 Board meeting approved as submitted
4. Updates on Legal Issues

Into Executive Session for discussions at 5:37 pm

Back into Regular Session at 5:54PM

Motion made for attorney to contact the deed of trust holders, reference the individual who is in arrears, which was discussed in Executive Session.

Motion Carried.

Motion made that if administrative costs are incurred doing the research for the unit that is incurring late fees that those costs be billed to the unit owner.

Motion Carried.

Motion made to bill the owner of unit that had water overage for that overage.

Motion Carried.

5. Update on Violations
 - Trailer and ATV has been parked for a few days but was removed earlier today
6. Discussion
 - Request from accountant – unidentified bank deposits for dues: *Tabled*

- Parking issues: parking on grass, overflow parking:

Letter was sent but vehicles still park on grass. Parking in complex discussed but no resolution. Daphne will draft some documents for consideration.

- Update on installation of new valves and pumps

Joel advised the valves and pumps are here and would like to do the work next Monday, Tuesday, and Wednesday (19th – 21st). Susan will send letters to owners advising he will need access. City will shut the water off to the entire complex. They will do two buildings per day.

- Update on individual NP City utility meters and billing

Last HOA water bill has been paid. Those who didn't already apply to North Pole Water Department will still be billed according to their location. The water department will install trickle meters on each meter for those who don't pay their bills. These will be available in November.

- How to give NP City access to meters

How can access be gained to a unit if there is an emergency situation?
Anthony advised to refer to Landlord/Tenant Laws.

- Anthony – budget projections

Mike is Treasurer and he should be working on it.

8. Electronic votes –

7-23-19 – door/window repair at 2700B are homeowner responsibility:
All 5 voted yes

Board needs to address / add to the bylaws for approval by owners during the annual meeting, that replacement windows, doors, etc., must be approved by the board and not deviate what is currently in place.

Further discussion on Landlord/Tenant laws conducted. Anthony emailed other members the page regarding emergency entrance into unit.

Meeting adjourned at 6:44 hours