

Eagles Nest BOD
8/14/18 Meeting Minutes

Called to order: 5:34p.m.

Present: (telephonically) Robert Carr, Dwayne Hofschulte, Susan Dupont, Anthony Wiles, Michael Thomas, Mike Cook, Cali Mau, Jerry Hollins

Agenda

1. Vote to approve HOA BOD Agenda.
Carried.
2. Secretary report: Minutes from June 2018 board meeting sent via email to all board members.
Susan moved approved with amendment to add June 28 BOD online vote accepting maintenance contract for lawn care.
Seconded by ? - carried
3. Treasurer report and Bookkeeper Updates– None
4. **Board Member Reports:**
Susan - Recertification Application - working on it – will check with HUD for previous paperwork. Robert was not able to get paperwork from Balleck – will try again.

Mike – summer yard work contract - Residents’ comments – lawn maintenance looks good – no new damage to buildings noticed.

Robert - Ken Murray Policy – should be taken care of by the end of the week.

Dwayne – called ACS to repair pedestal in front of Bldg. 2700. Has been repaired.
5. **Old Business:**
Asphalt Sealing – still open issue – can contact another company – agreed to go for another bid – Robert will check with a company that did work in his subdivision.

Refurbish Balconies – new suggestion to use synthetic materials to reduce maintenance.
Susan moved Dwayne do tests and Robert get costs to replace verticals and rails
Seconded by Mike – carried

(Michael Thomas joined meeting)

Furnace House / Fire Hydrant Removal – Dwayne reported ok to move but city requires placement on main line. HOA would have to pay to have it moved. No action.

Repair building siding – reinstall soffits, siding loose, and breaks caused by lawn mowing. Dwayne asked to contact Don to see if he’s interested in the repair work at this time.

Set HOA rule for starting collections on owners with delinquent dues – not addressed

Set method to deal with continuing violations: privacy slats, 4wheeler parked/washed, kids writing with chalk on pavement, toys thrown around – not addressed

Revise HOA rules regarding fines and notices. Dwayne moves Section 7. **Compliance and Fines** of the Rules be amended to read “occurrence” rather than “offense.” I further move that the list include a 4th occurrence – additional \$100 fine and \$100 additional fine for every month thereafter that the violation exists. I further move that the time between warnings be increased to 10 days. If the motion is approved, I further move the BOD secretary email the proposed Rule change to all owners at least 10 days before the meeting. Seconded by ? - carried.

6. **New Business:**

Proposed Addition to the Bylaws/Rules: Rename Section 7. **Compliance and Fines**. as **Section 8. Compliance and Fines**. Add a new Section 7. **Water Use**. "There is to be no vehicle or equipment washing in the Eagles Nest complex. This includes all motorized and non-motorized vehicles, boats and other watercraft (exteriors or interiors.) This includes motorized or non-motorized equipment of any kind such as lawn mowers, bicycles, RV equipment, trailers or campers stored in unit garages."

Robert moved he confer with attorney to determine BOD authority regarding adopting/creating Rules and where they should be placed (Declarations or Bylaws.) Seconded by Mike - carried

Member request that the BOD make available the audio of the meeting where the Rules were approved.

Waiver request from M/M Wiles re: charcoal grill – request granted.

Letter to all owners - rules of the association – draft (3page letter – please have copy handy) – tabled until advice received from attorney regarding “Rules.”

Permit/control of excess parking area – Dwayne volunteered to track down owner of vehicle appearing to be abandoned in the parking area – BOD will plan signs to be posted.

7. **Violations:**

Previous Violations

Trailer parked in front of 2685D (tenant is moving) – trailer moved

Chain link fences need slats - draft letter to all owners - Susan/Anthony – open issue – letters not drafted yet.

New Violations:

Dwayne moved **warning letter to 2685B** - Bylaws article II.

Second by Anthony – carried

Owner reported tenant in 2700A reported dog in 2690D continually barking day and night. Anthony moved send warning letter to unit owner.

Seconded by Susan – carried.

8. Anthony moved BOD contact previous secretary and Free Conference Calling to get audio of all minutes .
Seconded by Susan – carried

Dwayne moved meeting be adjourned.

Seconded by Susan – carried.

Meeting adjourned at 8:16p.m.