

Eagles Nest
HOA and Board Meeting 10 September 2019

Called to order at 5:35 pm

Present: Daphne Hofschulte - President, Anthony Wiles- Vice President, Susan Dupont - Secretary, Ryan Rogers – Owner 2665B

Agenda approved as submitted

Minutes of August meeting approved as submitted by secretary

Ryan Rogers presented his argument concerning water bill. Will be discussed when full board members available and answer will be given to Mr. Rogers

Updates on legal issues

Status of 2685B – one of the deeds of trust holders has advised our accountant that they will pay the amount due. Check expected middle of September.

Dues Aging Report – Doesn't appear anyone is seriously behind

Update of HOA Check Signers – Robert (Carr) and Mike (Thomas) are currently check signers. Mike will be going off the board and need new signer(s). Robert will stay on as signer. No limit to number.

Susan agreed to be a signer.

Anthony agreed to be a signer.

Robert Carr, Daphne Hofschulte, Anthony Wiles, and Susan Dupont all agree to be check signers.

Daphne will go to the bank to give the four names of the signers and the bank will do the paperwork. We each will have to go to the bank to sign.

Update on violations - None

Discussion

Unidentified bank deposits for dues update – Daphne and Lori have come up with a plan:

If any unidentified deposit comes in Lori (bookkeeper) will list it as unidentified and will notify people who have not paid and give them a chance to prove it is theirs. She will no longer try to track them down.

- Bank bill pay info – Robert advised there is no way to set up where the owners can do that for HOA dues payments

- Update on new valves and pumps – new issue - additional “back flow prohibitory” check valves

Joel got all new valves and pumps installed. Submitted his invoice dated 6 September 2019, and if given 30 days to pay there will be enough in checkbook then pay in full. Or do we want to borrow from reserves to pay the bill in full. Agreed to have Lori “borrow” from the reserves to pay the account in full.

Butler, with NP City and Water advised there is a back flow from one unit to another, creating inaccurate billing. Butler not willing to talk to the plumber, Joel, about it. It is a city requirement and has been in the code since 2018. Joel advised when he checked the parameters of the project with NP City and Water, they didn’t think they were required. Joel will put together a bid to install these check valves, probably about \$3000. If board decides to approve this he will put together an itemized bid. However, now NP is advising they are to meet the code. Butler advised the new meters are showing the back flow.

Board approved that Daphne contact Joel to put together a bid for the installation of the check valves.

- Relocate building numbers on 2690 – Susan will get with her neighbor in C to move them.
- Reconsider prohibition of garage sales – Robert requested on agenda – tabled
- Emergency access plan

Board agreed that there should be an emergency contact number on file with the board in case entry to a unit is required. Will present this plan at the annual meeting.

- Parking issues: parking on grass, overflow parking

Points to discuss:

- Does the board want to use the term “visitor parking,” “overflow parking,” or “shared parking”?

SHARED PARKING agreed on.

- Does the board want owners/renters/guests to continue to be able to use the shared parking for free on a first come-first served basis for occasional and irregular use? *Yes*
- Does the board want owners/renters to be able to use the shared parking for long-term or regular use or for free? Or only after paying a fee and getting a permit? Application form? Monthly or annual/lump sum fee? Hanging or dash permit tag?

It is in the by-laws that if you need a 3rd outside parking area, you need to pay for it. The shared parking should only be used on a continuing basis if a fee is paid. The bylaws indicate \$25/month for a continued use parking space. Agreed to

have a three - month minimum requirement for the parking fee and tag usage. Will see if Lori is agreeable to be the point of contact.

- Does the board want to post a sign at the shared parking rail? Wording?

Susan will work up wording for a sign to be placed in shared parking. She proposes:

VISITOR PARKING

OWNERS/RENTERS BY PERMIT ONLY
FOR LONG TERM PARKING

NO VEHICLE STORAGE

Contact HOA eaglesnesthoa.np@gmail.com

- Does the board want to designate the end areas of the blacktop between 2675-2665 and 2665-2655 as shared parking areas? Prohibit parking off the pavement (grass or gravel areas)? During mowing season but allow it during winter if it doesn't block fuel tanks? (easier to plow snow)? Prohibit all year round? Give special consideration for units where using the spaces in front would cause a hazard for emergency vehicles or be an obstacle for fuel delivery?

Parking should not be on the grass. Parking between 2655 and 2665 is limited and if parked in front of the unit, then fuel trucks cannot get in. Any parking, which prohibits fuel delivery or access by emergency vehicles, should be prohibited. If an exception is required then the owner can contact the board. Parking off the pavement is prohibited year round.

- Repair/replacement of limited common elements. *Tabled*

- Mike - budget projections

Changes to be made to proposed budget submitted to the board by Mike due to Mike making the proposal based off of Lori's profit and loss statement from August.

Street Assessment change to \$4500 from \$7572

Insurance change to \$12,400 from \$13,842

Accounting change to \$5200 from \$5500

Grounds Maintenance to \$3500 from \$5828

Daphne requested a Building Maintenance line be included in the budget, with \$50 / month / unit, totaling \$14,400 for the year. After second year we could start assessed maintenance.

Legal fees should be completed by the end of this year.

This proposed budget reduces HOA due to \$294.49, but board would like to see dues go lower. Daphne suggested \$277. Grounds maintenance will go to \$5000.

Robert called in at 6:59 hours

If we lower the numbers then we can lower the HOA dues to \$277. Daphne will rework the numbers and resubmit them. Susan wants to go to \$275.

Board decided in 2018 to cancel the crime policy. We received the bill again this year and when Daphne contacted the insurance company they advised that it was not cancelled. Robert advised he did sign the renewal of the policy but could not find where he did cancel it. He has communication that he requested it but could not find documentation where he did sign the cancellation. Daphne will email the board the documents Lori sent that shows the cancellation. Does the board want to continue it or cancel this part? We have until 1 October to make the decision. Daphne advised that this particular insurance is automatically renewed each year.

Motion made to cancel the insurance rider for the crime policy. MOTION PASSED

Furnace repair man with Total Toyo has advised both Susan and Anthony that if the furnace exhaust pipes need to be replaced then a hole would have to be cut into the wall of the cover to access them. Robert advised that the top of that cover can be removed by cutting the caulking and the top can be removed. Anthony suggested sending an email to owners to advise all owners of this. Robert advised that left over stack/piping from the original installation is stored in the boiler house. He also gave a furnace repair company of Toyo Tommy Heating Service at 378-6092. Susan will draft a letter to the owners informing them of how to gain access to the furnace exhaust pipes without causing damage to the structure covering the exhaust pipes.

Access to the boiler house needs to be available and the lock needs to be changed because the board does not have the key.

- Board revisited the water issue from the beginning of the meeting.

Motion made that the board does not forgive the payment for the water over usage. MOTION PASSED

If payment not received then should it accrue interest? Daphne will check with Lori about the rate. He will be allowed to make a payment plan with no interest charged, unless he misses a payment and then interest will accrue for the missed month.

Electronic votes – none

Adjourned at 7:33 pm