

Eagles Nest BOD

9/11/18 Meeting Minutes

Called to order at 5:40 pm

Present at Mt McKinley Bank: Robert Carr, Dwayne Hofschulte, Anthony Wiles, and Susan Dupont

Agenda:

1. Minutes from last meeting – *Approved*
2. Secretary's report
 - Anthony has purchased gas grill
 - Violation letters from last meeting not sent
 - Anthony will send letters
3. Treasurer's Report
 - Reports received from bookkeeper
 - Water usage
 - Individual Meters Discussed – Will be presented at annual meeting in December
 - Snow and Lawn Care
 - Summer Yard Work Contract
 - Lawn mowing completed for the season.
 - Anthony will contact contractor and advise. *Approved*
 - Snow Removal
 - Budget for Water and Sewer
 - Almost equal to total of 2017 through January to August 2018

Board Member Reports:

1. Recertification Application
 - Robert has completed a *Homeowner's Association Certification* and will forward to Susan to complete *FHA Condominium Recertification Checklist* to get Condo's Certification.
2. Ken Murray Policy
 - Robert will follow-up to make certain cancelled.

Old Business:

1. Asphalt Sealing
Robert has checked with another company who advised they will contact him next year when they aren't busy to provide estimate when available.
2. Refurbishing of Balconies
Dwayne unable to get paint samples from several companies.
Too late to contract work for 2018
Will continue in 2019
3. Repair building siding
Don unable to do repairs – possibly available next spring
Was mower / weed eater too close to building
Possibility of installing mow strip around buildings
Concrete or bull rock
4. Proposed Additions to Bylaws
Robert did not confer with current attorneys
BOD will seek new attorneys for any further legal actions
5. Recordings of old meetings.
Motion made to seek transcription company to ascertain cost of making 30 hours of old meeting minutes available.
CARRIED
6. Letter to all owners regarding rules of the association
Tabled for Executive Session.
7. Overflow parking area
Dwayne – DMV unable to provide owner information of abandoned pickup in overflow parking – HOA does not meet state requirements.

Email to be sent to all owners to advise vehicle must be moved and letter to be included in monthly billing.

Research on posting signs in area for Visitor / Guest parking only – not a vehicle storage area. 24 hour limit.

Possibility of renting overflow parking spaces. Would Lori agree to maintain list of renters and accept payment as such.

New Business:

1. Snow Removal
Continue with Down to Earth Landscaping or seek new bids
Continue with current contractor.

2. Set agenda for 2018 Annual Meeting.
Elections
Water Meters
Permit Parking
Secretary / Treasurer / President Reports
Compliance with Rules
Section 4.2 read by Robert
Each Board Member will present any ideas for the upcoming
December Annual Meeting
Secretary to email all owners for topics they want put on
agenda

Board into Executive Session at 7:30 pm

Board out of Executive Session at 8:56 pm

1. Dwayne moved that as an HOA Board to seek legal advice on unit that is delinquent on HOA dues. Discussion took place during executive session. *CARRIED*

2. Dwayne moved that unit that is conducting what we know to be B&B services be sent a notice of violation according to Section 11.13. Agreed that letter be sent advising to cease and desist.
CARRIED

Meeting adjourned at 9:02 pm