

HOA BOD minutes 5-13-21

The Eagles Nest regular May BOD meeting was called to order at 5:31pm AST on May 13, 2021

Board members present: Chris Lancaster, Cliff Manning, Daphne Hofschulte, Paul Siska

The agenda was approved without objection with the addition of 1) request from 2675 D fuel barrel repair 2) request from White Eagle regarding asphalt 3) request from White Eagle regarding conveyance of the new building and 4) additional pet request from 2665 B.

Board minutes from 4-8-21 have been delayed.

Updates on legal issues

- still awaiting payment for delinquent dues, homeowner confirmed again that his agreement is still in place to pay with his tax return and settlement of deceased relative's estate. No timeframe for reconciliation.

Violations

- nothing new

Discussion

- contract pending for sale of 2665 B and new owner may be requesting approval to house 4 cats (increased from the regular maximum of 2 pets allowed per unit.)

- still looking to fill board vacancy, no responses from homeowners. Will plan to operate with 4 board members for now.

- summer maintenance contract approved by 4-0 vote

- new website is almost ready

- 2675 D requesting HOA provide partial reimbursement for repair cost of fuel barrel that had leaked water into the barrel. Will request more information from homeowner to determine the cause.

- White Eagle requesting reimbursement for asphalt in front of the new building. Basis for request is previous reimbursement of older buildings asphalt. Discussion tabled pending more detailed explanation from Mr. Ballek.

- Mr. Ballek requesting unfinished units of the new building be brought into the HOA. First unit sale is set to close on June 1st 2021. Need to determine if unfinished units are allowed to be entered into HOA. Concerns among board regarding liability of units under construction. Also concerns regarding insurance. Board will research further and continue discussion as more details are discovered.

- discussion of having each unit AHSC certified to help expedite closings when units are sold. \$250.00 per unit cost, nonrefundable. 18 units had been previously approved and can be reinstated at no cost. New units cannot apply until construction is completed.

- areas of asphalt need repairs

Adjournment 6:38pm AST – without objection