

## HOA BOD minutes 6-10-21

The Eagles Nest regular June BOD meeting was called to order at 5:33 pm AST on June 10<sup>th</sup>, 2021

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

The agenda was approved as amended without objection.

Board minutes from 4-8-21, special board session 5-2-21 and board BOD 5-13-21 were approved.

### Updates on legal issues

- late dues from 2665 C, notice to owner to be sent to create a lien on the unit unless payments of \$400/mo begin 7/1/21; \$300 regular payment + \$100 towards delinquent balance – until the balance has been reconciled.

- notice was provided to Mr. Balek on May 15<sup>th</sup>, 2021, that the new building must be completed before any of the units can be brought into the HOA due to insurance liabilities.

### Violations

- regular use of overflow parking requires a permit, notice to be sent to homeowners. Permit cost is \$25/mo with 3 month minimum.

### Discussion

- Responsibility for sewer repair @ 2685 A – kids were plugging the line with sticks and renter agreed to cover expenses. Possible bill from Homestead TBD.
- Reconveyance of the new building 2670 – to be completed at the close of construction and receipt of the Certificate of Occupancy.
- Natural gas now available for conversion to all unit owners, notice to be emailed out.
- Will continue looking for another new board member, will send another notice next month to give time for new owner closings.
- Ready for an asphalt specialist to advise regarding cracking.
- All set on summer lawn maintenance contract, rejected the rock pick up.
- New website – Cliff to be Web Master with Paul and Chris being the back up.
- Fuel barrel repair: HOA will pitch in \$650.00 of the AK Clean Tank bill. Root cause of the needed repair was inconclusive, shared responsibility appears to be the most fair resolution. Motion passes 4-0. Rockies repair bill will be the responsibility of the homeowner.
- Recertification of AHFC will not be moving forward at this time. May review again in the future.

Adjournment 6:30pm AST – without objection