HOA BOD Approved minutes 5-12-22 as amended

The Eagles Nest regular May BOD meeting was called to order at 5:30 pm AST on May 12th, 2022

Board members present: Chris Lancaster, Cara Ekmon, Daphne Hofschulte, Paul Siska

The agenda was approved as amended without objection.

Board minutes from BOD 4-14-22 approved.

Updates on legal issues

* 2685 B delinquent dues have been reconciled to currant however there is a possible discrepancy in the timeline. HOA records show payment was needed for Dec 21 through May 22 while the remittance specified payment for Jan 22 through June 22. No immediate action to be taken but should be clarified to avoid any future confusion.
* Paul Siska voiced concerns regarding removing the board approval for exterior changes and requested legal counsel before continuing that discussion, siting Alaska Statute AS 34.08.330 specifically concerning the legal definition of “Common Interest Community”. Request was denied via executive decision. Paul then requested to be excluded from the discussion as the other board members continue.

The President agreed to reconsider asking for a legal opinion after we have a tentative policy in place.

Violations

* none

Discussion

* Ongoing work to guidelines regarding replacement products to limited common element. Written draft requested.
* Asphalt project requires 50% deposit to solidify our spot in line on the project calendar for this summer. Estimated 10% increase to last years bid.
* Notice to be sent to homeowners that we will be filling vents near Toyo exhaust.
* Lawncare bid accepted @ $5,950 for the season (7 cuttings @ $850 per) by 5-0 vote.

Adjournment 6:20pm AST – without objection