

EAGLE'S NEST CONDOMINIUMS
HOME OWNERS ASSOCIATION PRESIDENT'S REPORT
December 8, 2022

Good evening, Homeowners.

On behalf of the Board of Directors , welcome to the 2022 Annual Meeting. Officers are Devon Parshall , Vice President; Chris Lancaster, Treasurer and Webmaster; and Daphne Hofschulte, President. Cara Eckman is the fourth Board member. At this time, we have one seat vacant.

We held monthly meetings throughout the year with emails and texts between meetings to handle items needing prompt attention. While only Board members can vote at BOD meetings, home owner comments and questions are very helpful. Thank you to everyone who called in.

It's a pleasure to report to you some of the happenings for Eagles Nest in this past year.

Summer grounds maintenance and winter snow removal were successfully provided by our contractors. Their prices were up, but the jobs were well done.

Repair of asphalt failure in front of building 2685 and between buildings 2675 and 2665 was completed.

Several minor violations were taken care of by responsive homeowners. Thank you!

Our Reserve account is growing steadily through the budgeted dues agreement.

Our 2023 adopted budget includes line items to continue to address deferred grounds and building maintenance projects without raising dues or depleting our Reserve Account.

The Board proposes to replace wood balconies on Bldg 2690 with wrought iron which will match Bldg 2670. The plan is to replace other wood balconies as needed and as funds are available.

It was discovered more repairs are needed before sealing asphalt throughout the complex, and we got weathered out before the projects were completed. The Board will start the process again next spring.

Thank you again to all homeowners who attended audio conference meetings throughout the year and those on the phone tonight. Your input is very important for an effective and efficient Home Owners Association.

Thank you to our Directors for their careful attention to the duties and responsibilities of the Board and for their attention to the needs of the Association and the Complex.

Please check out the website www.eaglesnesthoaonline.net. It contains your legal documents including Declaration and ByLaws in "searchable format," meeting agendas and minutes, budgets and financial reports, and announcements and notices for upcoming items of interest. You can always contact the BOD through our email: eaglesnesthoa.np@gmail.com.

Respectfully,
Daphne Hofschulte, President
Eagle's Nest HOA