

EAGLE'S NEST CONDOMINIUMS
HOME OWNERS ASSOCIATION PRESIDENT'S REPORT
December 19, 2023

Good evening, Homeowners.

On behalf of the Board of Directors , welcome to the 2023 Annual Homeowner's Meeting. Officers are Carrie Plant , Vice President; Chris Lancaster, Treasurer; Cara Eckman, Secretary; and Daphne Hofschulte, President. Devon Parshall is the fifth Board member.

We held monthly meetings as needed 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. We have several new home owners, including for one of the units in long-standing foreclosure.

Summer grounds maintenance and winter snow removal were successfully provided by our contractors. We have a new snow removal contractor this year and hope that service goes well.

Wood balconies on Bldg 2690 were replaced with permanent wrought iron to match Bldg 2670.

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

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

The 2024 adopted budget includes line items to cover increasing costs of grounds maintenance and replacing another set of wood balconies without raising dues or affecting our Reserves.

Unfortunately, through miscommunication with the asphalt contractor, anticipated repairs were not bid on time and we got weathered out before we could re-start the process. The Board has been assured by the contractor of early attention next spring.

A big concern we face as a Home Owner Association is for more owners to volunteer to be on the Board of Directors. Thank you again to all who attended audio conference meetings throughout the year and those on the phone tonight. Please be ready to step up and take a position or say "yes" if asked to serve. Your participation is very important for an effective and efficient Home Owners Association.

Thank you to our current 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