

Annual HOA Meeting Unapproved minutes 12-9-21

The Eagles Nest annual HOA meeting was called to order at 5:35 pm AST on December 9th, 2021

Homeowners present: Chris Lancaster 2690C, Cliff Manning 2675C, Daphne Hofschulte 2655A, Paul Siska 2655D, Caline Plant 2665D, Susan Dupont 2690B, Cara Ekmon 2700B

The agenda was approved as without objection.

Annual HOA meeting minutes from 2020 approved.

2021 summery

- The final building in the complex was completed
- Damage to the sides of buildings has all been repaired
- Furnace house has been removed
- Building numbers have been relocated more visibly
- Cables and wires leading into the buildings have been organized and secured
- Successful lawn and snow maintenance
- No major legal or insurance instances

New Business

- The board would like to clarify some of the standard requirements and responsibilities throughout the complex as outlined by the declaration and HOA bylaws.

Discussion

- 2022 Budget – monthly dues raised to \$325.00 primarily to increase the reserve fund. Budget passes 7-0

Deferred Maintenance

- Asphalt repair and sealing – flood mitigation
- Balcony repair
- Future landscaping upgrades

2022 Board election – all applicants accepted unanimously as applied

Adjournment 6:11pm AST – without objection