

HOA BOD Minutes 1-11-24
*** Note new meeting time of 7:30pm ***

Call to order 7:35 AST

Secretary - Who is on the phone?

Daphne, Carrie, Cara, Chris, and Daniel

Approve agenda

Approved

Approve minutes from 12-19-23 (to be emailed to BOD)

Approved

Updates on legal issues - **Executive session if needed**

New signers for HOA checks – Cara Eckman, Daphne Hofschulte

General Updates:

Regular BOD meeting time changed to 7:30pm, the 2nd Thurs of each month

Recognize 2024 BOD: Secy/Treas = Cara Eckman, VPres = Carrie Plant, Pres =
Daphne Hofschulte, Members = Devon Parshall, Chris Lancaster

City piling snow at Bald Eagle Ct/Patriot Dr intersection

If this issue persists, call the City and ask to speak with Cody.

2685B update - Daphne

Dawson Consulting is taking the foreclosure from USDA. Daphne has been following up, but they are not accepting messages.

Violations:

Discussion:

2024 Insurance

Have board members read the email regarding the insurance with Liberty Mutual?
Everyone yes. Michael Hale asked us not to sign, they are still negotiating. Hale asked us to consider a deductible of \$5,000 which would reduce the overall premium
Chris this is poor service by Liberty Mutual, do we need to re formulate the budget?
Cara, finds the increase unacceptable, but thinks it is more related to the overall budget.
Carrie, we need to run it by the homeowners.
Chris, this wipes out our ability to pay off other obligations earlier as we had intended?
Daphne, would it be acceptable to increase our deductible to reduce the premium? Ask for the \$5K deductible. Proposing paying \$8,400 to the reserves, then taking the additional we had intended for reserves to allocate towards the new premium?
Chris, we would need to look at raising dues to either increase the reserves or cover insurance premiums. We could push the balcony to 2025 to make up for the new premium increase.

Daphne, more in favor of limiting some asphalt repair in front of 2690

Chris, so take the \$5,900 and apply it to the premium rather than the asphalt.

Daphne, yes, we budgeted for balconies so we can proceed and continue to push back on asphalt.

Chris, how much are we looking to keep in the checking account. Then next year we consider the premium increase. Believes we have enough to do the balconies and the asphalt.

Daphne, we may be able to pull it off. Depends on how things go. I don't want to talk about raising dues this year.

Chris, it will need to be considered next year, something like \$25 next year to make up the insurance premium.

Carrie, it is important to inform homeowners about the increase in the premium. So we have some time to make up for the increase.

Daphne, I'm hoping we can afford it this year, but I agree we can't keep doing it.

Cara, we should use the checking funds, run it by

Daphne, increase to \$5K to get some savings. Wait until the end of the year to pay reserves. Proceed with balconies, and asphalt.

Daphne, catching Daniel up to speed on our insurance discussion.

Daphne, is that a good explanation?

Chris, Carrie yes.

Cara will draft notice to homeowners

Daphne, we can ask homeowners to respond before our next meeting in February

Daphne, once we sign, it won't come out all at once, but monthly.

Daniel would like a copy of the draft as well as board members.

Persons legally able to pick up mail from the street box?

Draft: Homeowner reminder regarding certified mail:

Please do not send certified mail to 2680 Bald Eagle Ct. in an envelope addressed to "Eagles Nest." Since the mailbox is unattended, the carrier leaves a pickup slip; but there is no person with that name who legally can retrieve mail from the post office. To send certified mail, it must be in an envelope addressed to a BOD member or to Eagles Nest care of Board Member by name. by name or Lori Horvath, the bookkeeper. The envelope then can be picked up and the contents routed to whoever is most able to address the situation.

Thank you,

Eagles Nest HOA BOD

Motion: Chris

2nd: Carrie

Vote: 4-0

Chris is offering his resignation during the meeting tonight.

Daphne, thank you for your service

Chris, thank you for the opportunity to serve

Daphne saw an add for handyman HKB Enterprises, does anyone know this person? I would like to reach out to see if he is interested in our work. Work has been good with our existing handyman but he is hard to reach.

Daphne, have you received invitations to join the IGA for connecting? I'm not sure we could consider this for one unit per building as an example. It would be a lot of work for one unit. I will set aside.

Daphne, every 2 years we need to register with SOA, and we need to report with current board members.

Chris, budgetary it shouldn't be a big deal to pay \$30

Cara, lets pay now, it is minimal

Carrie, leave it, unless people want their names removed

Cara, Chris do you want to be removed?

Chris, it makes sense to change it.

Carrie, what is the process to update?

Daphne, what do you think Chris?

Chris, yes

Cara, yes

Daphne, no other applicants put in to join the board. Daniel, do you know anyone?

Chris, as a personal perspective, I had no experience.

Daniel, I can think about it, it wasn't something I was interested in doing.

Daphne, table for now, see if we can get anyone to join. We need three to operate legally. Let sit until February?

Cara, sure

Chris, has anyone heard from Devon?

Daphne, no and I feel guilty because I never stop by. No answer to text or email. I will follow up

Chris, I think he would respond to an email though

Daniel, a question about the gas line. I remember the realtor told me the borough incentivises to change to gas. I would like to know more about that.

Daphne, good point, I can share the information number with you.

Electronic votes/notices since the last BOD meeting:

None

Adjournment:

8:20 pm AST

Attachments: