

Eagles Nest Homeowners Association
Annual Meeting
June 20, 2017, 7pm
Eagles Nest Clubhouse, Chapin

Present at the meeting:

Drake Development Manager
29 homeowners

Welcome and Introduction:

President's Welcome

Structure of the HOA:

The President explained that the Developer is still in control of the Board of Directors, but we are entering a transition phase. Up until now, the Board has consisted of 3 members: the property manager, the developer (by manager's proxy), and 1 homeowner. Within approximately a year to a year and a half, the Developer anticipates 100% occupancy, and will turn over control of governance to the homeowners.

In anticipation of that change, the Board is appointing 4 Officers and requesting Committee volunteers to begin to assume the tasks that the Developer/manager has previously handled. Two of the Officers will also serve on the Board: the President and VP.

Once we reach 100% occupancy, we will take nominations for a 5 member Board consisting of only homeowners, we will have an official election with each homeowner getting a vote, and the Developer will relinquish its voting power and responsibilities to the HOA Board. Additionally, the Developer has invited the homeowners to review and revise the current Bylaws and Covenants since the current versions of those documents were written for the benefit of the Developer and probably need to be updated to suit the needs of our neighborhood when we are self-governed.

Status of Contracts:

The newly appointed Officers are preparing to consider bids from 3 Management Companies. The Management Company would be responsible for bookkeeping, collecting dues, and enforcing Covenants.

There are multiple bids for pool and landscaping contracts also under review. The current pool company contract will continue through the summer of 2017, and a new company would assume its role starting in the fall, if hired.

Appointment of Officers

The President announced the appointment of 3 homeowners to hold the offices of Vice President, Treasurer, and Secretary.

Committee Updates:

ARA:

The ARA will be coordinating with the new Management company. They have been reviewing and approving multiple requests for fence/porch construction.

Landscaping:

The Landscaping committee is reviewing the scope and condition of the common areas, including sprinklers and lighting. The committee would like to improve the appearance of those areas. Several homeowners have been helping with mowing and landscape maintenance. The committee would like to establish a standardized form for bid requests.

Budget:

The Budget committee has not yet been able to review a complete set of financial information and is awaiting more reports to make a review.

Welcome:

The Welcome Committee is just getting new members and gathering information to be able to welcome new neighbors with helpful information and treats. They are seeking information from Billy Carter for a system of notification about new neighbors. They would also like to acknowledge neighbors who have suffered a loss, a birth or who may be leaving the neighborhood.

Social Committee:

The Social Committee has previously planned about 1-2 events per year, including a fall gathering at the clubhouse and a fall yard sale. They are discussing the possibilities of a family movie night by the pool, and ice cream social.

Communications/Website/ Facebook:

There has not been any official activity of the Communications committee, but there have been several recent updates to the EN website by a homeowner appointed to the task. It was suggested that the website may be able to accommodate a page for Committee activity. Another homeowner has been helping to maintain the private Facebook EN neighbors page, which is by invitation. We discussed that the purpose of the FB page is to build our community with helpful and encouraging information, and is not intended to be used to report grievances against one another. It was suggested that we first approach our neighbors directly to try to resolve any possible misunderstandings. Serious safety issues and potential violations of the covenants should be reported to the EN Officers or to Chapin PD.

Pool:

The Pool Committee is considering the purchase of a pool cover to save costs in the winter. The Committee is reviewing contracts for new pool companies, who will also be responsible for taking out the trash and cleaning the bathrooms regularly. However, most of the contracts are for 6 day service, and we will have to seek neighbors to help with water testing for 1 day a week. It was suggested that until we have regular trash service at the pool, homeowners could try to bring a small bag and remove their own trash when they leave.

Sign Up sheets for committees:

Several neighbors signed up for Committees and will be listed in the new Eagles Nest Directory that will be emailed to everyone.

Homeowner Recognition:

The President thanked several homeowners who have been helping to mow and maintain common areas, including the pool and clubhouse.

Driving, Parking and safety on the streets of our neighborhood:

We discussed that there had been a collision in the neighborhood. It was discussed that parking on the sidewalk is illegal and may result in tickets or towing. There is also no overnight parking on the street, although temporary parking on the street is permitted. Homeowners asked about the circumstance of parking in the event of hosting out-of-town family and guests, and it was decided that the host family should inform the HOA Officers and notify their close neighbors that they will have guests parking on the street for a limited time. We also

discussed that it might be possible that the HOA Board could provide “temporary parking passes” or that the new Management Company may have suggestions about the issue.

Homeowner Directory:

We are preparing a Directory listing of homeowner names and addresses to distribute by email in the neighborhood and potentially to post to a private tab on the Eagles Nest website. The Directory will also include voluntary information about children’s names, email address and occupation. The Directory is designed as a resource to get to know each other and be able to contact one another. The EN Secretary gathered homeowner information at the meeting and will be responsible for maintaining the Directory.

Round Robin Discussion & Questions:

Homeowners discussed being sensitive and kind when observing kids riding or swimming in the neighborhood who seem unsupervised. Simply ask “Do you live here in the neighborhood—who are you visiting?” We discussed pool rules that do not allow children under the age of 14 to be unsupervised at the pool.

We discussed whether the new Management company would be much more strict about enforcing “minor” violations of Covenants, and it was clarified that the new HOA Board and Officers will have the authority to set the tone with the Company to ensure that the neighborhood maintains safe conditions and consistent character, without being overbearing.

We discussed that we may need to request an audit of the EN financial books.

Closing:

The President announced that the next official annual meeting has been set for Monday April 21, 2018, and we concluded at approximately 8:30pm.

Respectfully submitted,
EN Secretary