

Annual Homeowners Meeting – November 9, 2022

Eagle Nazarene Church

6:30 to 8 PM

Board Members:

Jeff Solomon (Board President)

Colin Elliott (Secretary)

Brian Corey (Treasurer)

Reuben Ortega

Mike Farlow (Valley Property Management)

Since 60% of homeowners weren't in attendance or had submitted a proxy, a quorum was not met, and an official meeting could not take place (as per the CCRs). Mike Farlow has a list of all homeowners who attended plus the proxies. A re-scheduled homeowners meeting will be conducted within the next several weeks, at which time, only 10% of homeowners are required for a quorum and official business such as voting for the 2023 board members and presenting the 2023 budget will be conducted.

Tonight's meeting continued the meeting agenda items were discussed, and homeowners provided comments.

1. Introduction of current board members

2. 2022 financial statement review (as of 10/31/2022) and financial issues for 2023

a. Jeff reviewed the 2022 financials as of 10/31/2022 which shows a total equity of \$130K and \$2500 of outstanding dues. The major expenses that will still occur this year include the final landscape cleanup fee by Cutting Edge (\$7500) and the first part of the tree trimming to be done in the common areas (\$6000).

b. The 2023 Estimated budget includes a 10% increase in homeowner dues (\$11 per month).

c. On-going annual tree trimming will be added to the routine expenses for the 2023 (and future) budgets. Jeff will request bids from arborist to do this.

d. Major expenses in 2023 (taken from the reserve fund) will include proactive replacement of:

- I. irrigation clock(s), other sprinkler components,
- II. second half of the tree trimming/lacing in the common areas.
- III. The second pump drive (1<sup>st</sup> drive was replaced in 2021).
- IV. Repair of poor drainage sites

3. Landscape/Lighting Issues

a. Tree trimming and lacing

It has been 3-5 years since trees in the common areas have been fully trimmed and laced or dying/overcrowded trees have been removed. Some trees in the common areas pose a liability to the HOA. Lowest bid from an arborist to do a complete job was \$10,700 and will be done in 2 parts (\$6000 in 2022 and \$4700 in 2023). The 2022 trimming will be for trees near streets and the 2023 will focus on other common areas. The minor trimming done as part of the contract with Cutting Edge only applies to the lower branches of trees along sidewalks in the common areas. Homeowners need to remember that they are required to trim trees on their property that extend into streets and sidewalks.

b. Issues with Cutting Edge (CE) were discussed

- not proactive to overwatering and underwatering
- continue to damage landscape lighting when mowing
- poor tree and shrub pruning
- communication processes are improving and once notified, CE tends to respond

c. Landscape Lighting and Playground Equipment

- Dan Lattrell repaired lighting on State St. at a much lower cost than other bids.

- Playground equipment should be inspected to make sure there are no safety issues or major problems with vinyl coating. Additional sand or other filler may be needed. Mike was asked to get a bid on this.

4. Updates to CC&Rs - Reuben Ortega discussed the major changes in the proposed updates

- I. Attendance level to establish a quorum at the annual meeting will be reduced to 1/3 (33%) of homeowners, instead of the current requirement of 60%
- II. HOA board will be comprised of at least 3 but not more than 5 homeowners (current requirement is a minimum of 3 but no maximum.
- III. Expanded collection costs and fees for overdue assessments or penalties
- IV. Formal designation of common areas
- V. Added options for official meetings via electronic tools

Approval of the updated CC&Rs will need to follow current CC&R rules thus will require that 67 homeowners approve the changes. This will likely require door-to-door contact with each homeowner.

5. Board Membership for 2023

- a. Brian Corey will step down as treasurer, after 3 years of service
- b. Colin Elliott would like to step down as secretary, also after 3 years of service
- c. Jeff Solomon will continue as president in 2023
- d. Reuben Ortega will continue in 2023
- e. Fred Marquardt has volunteered to be treasurer
- f. Jenn Welsch has also volunteered to help (maybe as secretary?)
- g. before the second homeowners meeting, a complete ballot with continuing and new board members will be prepared and sent to homeowners.

Open Forum / Questions from Homeowners:

1. Benari Estates Development / 4-story Condo in downtown Eagle
  - a. Current plan for Benari is to reduce initial density and add an entrance directly on State St. while eliminating the entrance on Ballantyne
  - b. Attendance at the City Council meeting tonight on the 4-story condo was very light and it was reported that most who attended were in favor of allowing this building to exceed current height limits in Eagle.
2. Chris asked about adding a Board member who could serve as a liaison between homeowners and the landscape company to better address issues with irrigation or mowing. Jeff is currently serving in that role.
3. Chris asked how often the board asked for new bids on landscaping services. Jeff indicated we would stay with Cutting Edge for 2023 then look at whether to ask for new bids. It is best to stay with the same company for at least 2 years since the first year involves establishing communications and expectations.
4. It was requested that maintenance and repair was needed on the basketball court. The hoop is damaged and the mechanism that raises and lowers the standard doesn't work properly. The court surface and the lines also need maintenance. Reuben and Chris offered to repair/replace the standard. We will need to get bids on repairs to the court surface.
5. The possibility of installing a pickleball court was discussed. It might be possible to convert the basketball court to be used for both but care of the net and other items might be a problem. A completely separate tennis/pickleball court would likely cost \$90,000 and would require a special assessment.
6. Dave Druzisky asked that the playground equipment that needs attention and more sand should be added.
7. Jenn Welsch asked about dealing with suspicious renters in our neighborhood. Jeff noted that the board can contact the homeowner if there are issues.