

## EAGLE ESTATES HOMEOWNERS' ASSOCIATION

### ANNUAL MEETING

SEPTEMBER 28, 2023

The meeting was brought to order by President Marci Hatch. Roll was taken by Amber Flink from Welch Randall and it was determined that there were enough homeowners present, along with proxies that had been submitted, to form a quorum and conduct business.

1. Amber Flink handed out the 2023-2024 Budget, Balance Sheet, and Income Statement. With the price of water and other services constantly going up, the association has been forced to borrow money from the Reserve Account on several occasions in order to pay all the bills. The Reserve Account needs to consistently be enough to cover our insurance deductible in the case of some sort of loss. In order to prevent future reliance on the Reserve Account, an increase to the monthly HOA fee needed to be considered. An increase of \$15.00 per month was discussed. Ralph Richards made a motion to raise the monthly fee to \$165.00, Donna Deakin seconded the motion. A vote was taken and the motion was passed. The new fee will begin in January 2024.
2. Several items regarding the common grounds were discussed. The sprinklers have been shut off for the year and the lines will be drained on Saturday (September 30). When Rocky Mountain Power removed some of our trees, they gave us \$500 to purchase new trees and this will be done this fall. Blue Stakes has been called and they will arrange to have someone come and identify the underground utilities. Homeowners requested that, if possible, the new trees be planted where they would eventually provide some shade for the homes.
3. The Udinks experienced some flooding in their basement from the heavy rains we received this summer. Apparently, there are some low spots around their window wells. It is hoped that this can be fixed by simply re-directing the downspouts and putting some extensions on them to carry the water away from the window.
4. Everyone was provided with a site map showing what is planned for the property just to the west of Eagle Estates. Some explanations of the map and the future plans were discussed. Around November 1, the communities living around the old Mountain View School will be given a chance to meet with the city to ask questions or express concerns about the new development. When we receive further information about this meeting, all homeowners will be notified.
5. Stacy Thomson was asked if she would be willing to continue handling the duties of the Sunshine Lady for another year. She agreed to do so and we express thanks to her for taking care of this responsibility for the past year. She was able to arrange for flowers for the funerals of both Eunice Snyder and Simone Kent.

6. Thanks were also expressed to Gary Hall for taking care of keeping the weeds and grass cut down that grows along the fence between Eagle Estates and the golf course. He spends a lot of time and effort keeping this looking nice. We also acknowledge the help that Scott Sneddon and Dave Ellgen are in helping with snow removal when needed.
7. The meeting was opened up for nominations for Board Members for the coming year. Donna Deakin made a motion to retain the current board for another year. Fred Stewart seconded the motion and a vote was taken. The motion carried and we will have the same officers for another year, namely Marci Hatch as President, Carolyn Smith as Vice-President, Fred Stewart over Grounds Management, and Joyce Rose as Secretary.

The meeting was adjourned at 7:50 p.m.