

EAGLE ESTATES HOMEOWNERS ASSOCIATION

ANNUAL MEETING

SEPTEMBER 19, 2024

The meeting was brought to order at 6:00 p.m. 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 October 2024 – September 2025 budget, the Balance Sheet and Income Statement for our review. We were able to end this budget year with a positive balance. This was due in part to a smaller than usual snow removal payment to Ben Lomond. We did not have as many snow removal events and the one really large snow event was taken care of by Scott Sneddon. He spent all day that Sunday digging everyone out. Consequently, we did not have to pay a large bill to Ben Lomond. Thank you, Scott.
2. Braden Gray and Laura Perez from Goldenwest Insurance Services came to speak to us about our insurance coverage. We are currently insured by WCF Mutual Insurance Company. Goldenwest shops our insurance every year to make sure we are still receiving the best value for our money. They have found WCF to still have the best rate. WCF also has local adjusters which means faster service.
3. Our current insurance deductible in the case of a loss is \$10,000. Due to the fact that building costs have gone way up, many claims can easily exceed the \$10,000 deductible. If we were to have a couple of claims, our insurance carrier could possibly refuse to renew our policy. Goldenwest suggested that we go to a \$25,000 deductible. This would allow us to keep our claims frequency down. Carolyn Smith motioned to raise our deductible to \$25,000 and Scott Sneddon seconded the motion. A vote was taken and the motion was passed. The new deductible will be effective October 25, 2024.
4. With our new insurance deductible changing to \$25,000, Homeowners will want to contact their individual insurance carrier and raise their HO6 Condominium coverage from \$10,000 to \$25,000. The additional coverage should only cost each homeowner approximately \$40.00 more per year. Welch Randall will be sending out a letter from Goldenwest that will explain in more detail what homeowners need to do.
5. Amber Flink suggested that our association have a Reserve Study completed. This study would check our capital improvements and determine their remaining life. This would help determine what future projects are needed and this in turn allows us to determine if and when dues might need to be adjusted. This study would cost \$1200.00.

6. Marci Hatch reported on some problems we are having with a few of the trees on the property. One tree has large roots that are in danger of doing damage to a home's foundation. Two other trees have dead limbs that need to be removed. IMT has given us a bid of \$2400 to \$2500 to remove the one tree and trim the other two trees. Scott Sneddon suggested we get one more bid and then go ahead and have the work done before any damage occurs. Carolyn Smith suggested we do the one tree removal, but not worry for now about the ones that just need some dead branches trimmed out.
7. The meeting was opened up for nominations for Board Members for the coming year. Scott Sneddon complimented the current board and suggested that all Board Members be retained for another year. The current Board Members agreed to serve for one more year so a vote was taken and it passed unanimously. The board will be the same as last year: Marci Hatch—President, Carolyn Smith—Vice President, Fred Stewart—Grounds Management, and Joyce Rose—Secretary. Marci reminded everyone that we have our regular Board Meetings quarterly and they are open to any homeowner who would like to attend.
8. Stacy Thomson has been our Sunshine Lady this past year and has handled making sure flowers were sent for various reasons. She graciously agreed to continue to do this for another year and we are grateful for her service.
9. Joyce Rose shared the contents of an email she received on September 18 from JeuneElle Jeffries, CEO of the Boys and Girls Club. It explains some of the upcoming activities which will be taking place on the Mountain View School property just west of us. JeuneElle wrote: "We are meeting with the city today to finalize approvals so we can start excavation tomorrow. With winter coming we want to get started if possible. All the trees will be removed before winter that are dead and the ones that are in the center of the property. We are trying to lower as many as possible along the park and golf course. As soon as I have a schedule I will share it with you." When JeuneElle provides this schedule, it will be passed on to all the homeowners.

The meeting as adjourned at 7:20 p.m.