

**First Eagles Point Homeowners Association  
Board of Directors Meeting  
Minutes of October 16, 2019**

<b>PRESENT:</b>	Wendy Harris Mac McCurdy Teresa Beecraft Al Reuter	President Secretary/Treasurer Director Director
<b>ALSO PRESENT:</b>	Keith Lammey Sara McCurdy	Association Manager Member
<b>ABSENT:</b>	Marvin Adair	Vice-President

The meeting was called to order at 7 PM by Wendy Harris.

#### **Approval of Minutes**

A **motion** was duly made by Mac McCurdy and seconded by Teresa Beecraft to approve the July 17, 2019 minutes of the Board of Directors meeting, as corrected. *Passed.*

#### **Manager's Report**

The Association Manager submitted a short written report including financial statements through September 2019. There was a discussion regarding each of the past due accounts. A **motion** was duly made by Mac McCurdy and seconded by Al Reuter to approve the financial reports, as presented, through September 2019, subject to audit. *Passed*

#### **New Business**

##### **Entrance Modification Bids**

The estimates provided by Krabbe Construction, indicate that it would cost between \$65,000 and \$70,000 to remove both sides of the curbing and landscaped areas at the main entrance, reconfigure all of it and pour new curbing, reinstall the landscape, etc. in order to widen the inbound and outbound sections of the entrance road. And, per Krabbe Construction, it would cost approximately \$20,000 to remove the lighted entrance sign, cap off or remove the electric to the sign then re-asphalt the section where the sign is now. Any cost associated with installing an entrance sign in a new location, perhaps north of the existing sign, would be additional expense.

Following a short discussion, the general consensus was to defer this project indefinitely.

##### **Snow Plow Contract**

The Association Manager explained that J C Excavating, who has plowed for the Association in recent years, has advised that they don't plan to do any snow plowing this year, thus he is still searching for a replacement snow plow contractor.

##### **Lot Mowing Update**

Mountain Lawn tried various methods to find a safe and suitable solution to mowing the vacant lots; however, none have worked out very well. The Association Manager explained that he is exploring other ideas, including using a skid steer to clear the rocks out of the first fifteen feet along the front of each lot

then utilizing standard mowing techniques to control the grass and weed growth along the front of all of the vacant lots.

#### **Optional Quote on Directors and Officers Insurance**

Following a brief discussion regarding the alternate Directors and Officers Insurance quote, the unanimous consensus of the board was that the additional coverage provided by the insurance was not needed and was too expensive.

#### **BMSA Delegate Report**

Al Reuter reported that URSA , who still owes the Battlement Mesa Service Association \$500,000 of the original \$1,000,000 commitment, is now saying that they don't have the money and don't plan to pay it; at least at this time. The BMSA is consulting with its attorney and discussing possible options in the matter.

#### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Mac McCurdy and seconded by Wendy Harris to adjourn the meeting at 8:05 PM. *Passed*