

**First Eagles Point Homeowners Association
Board of Directors Meeting
Minutes of October 20, 2021**

PRESENT:	Open Mac McCurdy Carla Yeater	President Secretary/Treasurer Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	Marvin Adair Al Reuter	Vice President Director

The meeting was called to order at 7:05 PM by Keith Lammey, Acting Chair.

Approval of Minutes

A **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to approve the July 21, 2021 minutes of the Board of Directors meeting. *Passed Unanimously.*

Manager's Report

The Association Manager submitted a short, written report including financial statements through September 2021. There was a discussion regarding the Association's past due accounts including the pending foreclosure at 26 Talon Trail. A **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to approve the financial reports, as presented, through September 2021, subject to audit. *Passed Unanimously.*

New Business

Discuss Open Board of Director's Position

The Association Manager explained that he had identified a possible candidate who would be willing to serve on the board; however, not immediately. Carla Yeater said that the new owner of 49 Talon Trail has indicated that he may be willing to serve on the board.

In addition to the open position, Marvin Adair's home is under contract, thus he will be moving from First Eagles Point HOA and will not be able to continue to serve on the board.

Review and Accept Annual Audit Report

The Association Manager provided an overview of the recently completed audit and explained that the Auditors found no exceptions and had determined that "the financial statements referred to in the report present fairly, in all material respects, the financial position of First Eagles Point Homeowners Association as of March 31, 2021 and the results of its operations and its cash flows for the year ended in conformity with accounting principles generally accepted in the United States." Following a brief discussion of the report, a **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to accept the Audit Report as prepared by Blair and Associates, P.C. *Passed Unanimously.*

Damage to the Association's Fence and Safety Issue with Exterior Fence

The Association Manager gave a thorough and detailed recap of the events beginning when the Association's fence on the outbound side of the entrance / exit was damaged on the evening of October 10,

2021 through October 19, 2021 when the individual responsible for the damage was tracked down by his and the Colorado Highway Patrol's efforts. As it turns out the fence was damaged by Cesar Valencia who was leaving First Eagles Point after blowing out sprinkler systems at 128 Eagle Ridge Drive and 130 Talon Trail. Mr. Valencia, who lives at 985 East 19th Street in Rifle, CO, left the scene immediately and *made no effort* to report it to the Association or the authorities. Apparently, he will not be charged for leaving the scene of an accident; however, he has agreed to reimburse the Association for the cost of the fence repair.

As part of this discussion, the opposing fence on the inbound side of the entrance was discussed in substantial detail. The Manager explained that he had been contacted by an Eagles Point Owner who expressed serious concerns about the fact that anyone walking out of the Association, especially on the inbound side of the entrance must walk in the roadway in order to get around the end of the fence. After a substantial amount of discussion about the pros and cons of the issue and a short discussion on the importance of keeping the Members and their children who walk out of the community using Eagle Ridge Drive safe, a **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to remove the first section of the inbound side of the entrance road so that people exiting would not have to walk in the street. ***Passed Unanimously.***

Other Business

Carla Yeater suggested that it was time to remove the vegetation in the entrance island where the Eagles Point sign is located arguing that the area is substantially overgrown and that it is difficult to see over the vegetation when exiting from Eagle Ridge Drive onto Spencer Parkway, especially if you are driving a small car. The Association Manager agreed to obtain a bid for the cost of removing the vegetation in the island and replacing it with a landscape rock.

BMSA Delegate Report

Al Reuter, the First Eagles Point Delegate to the Battlement Mesa Service Association was unable to attend the meeting but had provided Mac McCurdy with information about recent BMSA activities including that:

- The BMSA has updated the landscaping along the front of First Eagles Point (outside of the white fence along Spencer) at a cost of \$23,335. The area is owned by the BMSA.
- First Eagles Point HOA continues to have a low number of covenant violations with only three recent violations.
- He (Al) is trying to get the BMSA to install another park bench near the emergency exit onto Spencer Parkway.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to adjourn the meeting at 8:17 PM. ***Passed***