

**First Eagles Point Homeowners Association  
Board of Directors Meeting  
Minutes of July 21, 2021**

<b>PRESENT:</b>	Open Marvin Adair Mac McCurdy Al Reuter Carla Yeater	President Vice President Secretary/Treasurer Director Director
<b>ALSO PRESENT:</b>	Keith Lammey	Association Manager
<b>ABSENT:</b>	None	

The meeting was called to order at 7:05 PM by Marvin Adair.

### **Approval of Minutes**

A **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to approve the April 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 June 2021. There was a discussion regarding the Association's only past due account. A **motion** was duly made by Mac McCurdy and seconded by Marvin Adair to approve the financial reports, as presented, through June 2021, subject to audit. *Passed Unanimously.*

### **New Business**

#### **Discuss Open Board of Director's Position**

The Association Manager explained that the Board had the authority to appoint a person to fill the open board position created by Wendy Harris' resignation. Following a brief discussion, it was acknowledged that no replacement candidate had been identified, thus no appointment could be made at this time. Mac McCurdy asked if the number of board members could be reduced to three if the open positions could not be filled. The Manager explained that the Declarations require a minimum of three board members.

Marvin Adair then explained that his home was for sale and when it sells he will be moving from First Eagles Point HOA and will not be able to continue to serve on the board.

#### **Review and Approve the Mountain Lawn Snow Plowing Contract**

The Association Manager explained that Mountain Lawn was interested in continuing to plow snow for the Association; however, due to the increasing fuel costs, their hourly rate was slightly higher. After a short discussion regarding the higher fuel costs and the overall satisfaction with last year's Mountain Lawn snow plowing services, a **motion** was duly made by Mac McCurdy and seconded by Al Reuter to accept the Mountain Lawn snow plow contract as proposed. *Passed.*

#### **Other Business**

The Association Manager explained that, as previously directed by the board, he had ordered three stop signs which will be installed at the Talon Trail/Eagle Ridge Drive intersection and in the two cul-de-sacs and 15 MPH speed limit signs to replace the current 20 MPH signs.

Carla Yeater explained that her neighbor was unhappy with the location of the speed limit sign (which was in the turf grass in his front yard) and wondered if it could be relocated, perhaps to the rock area near her property line. The Manager agreed to have the sign moved.

Al Reuter pointed out that there was a dead ash tree along the trail about mid-way between the central mail boxes and Spencer Parkway. The Association Manager said that he would have the tree replaced.

### **BMSA Delegate Report**

Al Reuter, the First Eagles Point Delegate to the Battlement Mesa Service Association provided a brief update on recent BMSA activities including that:

- The BMSA has agreed to re-work 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.
- He has asked the BMSA to consider installing a bike rack near the existing park bench north of the Eagles Point entrance.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Marvin Adair and seconded by Al Reuter to adjourn the meeting at 7:45 PM. *Passed*