

**First Eagles Point Homeowners Association
Board of Directors Meeting
Minutes of January 19, 2022**

PRESENT:	Open	President
	Mac McCurdy	Secretary Treasurer
	Al Reuter	Director
	Carla Yeater	Director
ALSO PRESENT:	Keith Lammey	Association Manager
	Sara McCurdy	Member
	Kristina Gonzalez	Member (Appointed to Board)
ABSENT:	Open	Vice President

The meeting was called to order at 7:03 PM by Mac McCurdy, Secretary Treasurer.

Approval of Minutes

A **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to approve the October 20, 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 December 2021. There were no past due accounts to be discussed. Following a review of the December 2021 financial reports, a **motion** was duly made by Al Reuter 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 introduced Christina Gonzalez, who lives at 128 Eagle Ridge Drive, and explained that she has expressed interest in being considered for one of the Association's open board of director positions. Christina Gonzalez explained that she has lived in First Eagles Point for about a year and would like to become active in the community. She explained that she currently serves on two other boards and is President of one of the boards. Following a brief discussion, a **motion** was duly made by Mac McCurdy and seconded by Carla Yeater to appoint Christina Gonzalez to the First Eagles Point Board of Directors to replace Wendy Harris' former position. Christina's term will end at the February 2023 Annual Meeting.

Carla Yeater asked if the new owner of 49 Talon Trail had been contacted to see if he was willing to serve on the board. The Association Manager said, not to his knowledge.

Update Bank Account Signers

The Association Manager explained that since Wendy Harris and Marvin Adair, who were both signers on the Association's bank accounts, had resigned from the board, the Association needed to remove them from the signature card and add at least one more signer to the account. After discussing which Board Member should be added as a signer, a **motion** was duly made by Mac McCurdy and seconded by Al Reuter to add Carla Yeater as a signer on the Association's bank accounts. *Passed Unanimously.*

Review and Approve the FYE 2023.03.31 Budget

The Association Manager presented a draft FYE 2023.03.31 budget and explained that, if approved, the budget would continue the quarterly assessments at \$243.75 per quarter and continue to transfer \$16,500 to the Reserve Fund. Additionally, he explained that only four of the expense line items have been changed, thus the current and the proposed new budget were nearly identical.

The Manager further explained that the Association's Reserve Fund balance was about 5% less than what the Reserve Analysis had predicted thus perhaps the Board may want to increase the assessment amount for FYE 2024.03.31 with the additional revenue going to the reserve fund. The assessment amount has been the same since 2009.

A **motion** was duly made by Carla Yeater and seconded by Mac McCurdy that the proposed FYE 2023.03.31 budget be approved as prepared. *Passed Unanimously.*

Confirm Annual Meeting Date and Format

The Annual Meeting is scheduled for February 16, 2022 at 7 PM. After a brief discussion of the pros and cons of holding an in-person vs. a Zoom meeting, the board directed the Association Manager to hold the Annual Meeting as scheduled on February 16, 2022 at Grand Valley Fire at 7:00 PM.

Other Business

Christine Gonzalez asked if the cost of the removing the vegetation in the entrance island had been included in the new budget. The Manager explained that the removal cost would be fairly minimal and that there are sufficient funds in the budget to cover the expense.

BMSA Delegate Report

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

- The BMSA President, Laurel Koning has missed the last two board meetings due to some health challenges.
- An owner in First Eagles Point HOA has not corrected a covenant violation despite four warnings and will be fined \$25 per day beginning February 1st until it is corrected.

- The Architectural Review Committee has approved the construction plans of another new home in First Eagles Point which will be built by Lori and Russel Cartwright.

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 7:55 PM. *Passed*