

**First Eagles Point Homeowners Association
Board of Directors Meeting
Minutes of January 17, 2024**

PRESENT:	Mac McCurdy	President
	Vinnie Tomasulo	Vice President
	Kristina Gonzalez	Director
	Al Reuter	Director
ALSO PRESENT:	Keith Lammey	Association Manager
	Sara McCurdy	Member
ABSENT:	Michael Churchill	Secretary Treasurer

The meeting was called to order at 7:04 PM by Mac McCurdy.

Approval of Minutes

A **motion** was duly made by Al Reuter and seconded by Kristina Gonzalez to approve the October 25, 2023 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 2023. The past due accounts were discussed. Following a review of the December 2023 financial reports, a **motion** was duly made by Vinnie Tomasulo and seconded by Al Reuter to approve the financial reports, as presented, through December 2023 subject to audit. *Passed Unanimously.*

New Business

Review and Approve the FYE 2025.03.31 Budget

The Association Manager presented a draft FYE 2025.03.31 budget and explained that, if approved, the budget would continue the quarterly assessments at \$260.00 per quarter and continue to transfer \$18,492 to the Reserve Fund. Additionally, he explained that only a few of the expense line items have been changed, thus the current and the proposed new budget were nearly identical.

After reviewing the proposed budget and a brief discussion, the general consensus of the board was to make a minor change in the proposed budget and keep the trash removal budget at \$6,300 and to reduce the operating contingency by \$300 in order to fund the additional \$300 added to the trash removal line item.

A **motion** was duly made by Al Reuter seconded by Kristina Gonzalez to approve the proposed FYE 2025.03.31 budget with the minor adjustments to the trash removal and operating contingency line items. *Passed Unanimously.*

Review/Consider Minor Projects Request

The Association Manager explained the Minor Projects request from 128 Eagle Ridge Drive regarding removing turf grass from the front yard and replacing it with landscape rock. The board commented that the example landscape image provided with the request was too much landscape rock and too little greenery; however, it was really up to the Battlement Mesa Service Association's (BMSA) Architectural Review Committee to approve or deny the request. The applicant was asked to submit a proposal to the BMSA's ARC.

Confirm Annual Meeting Date

The Annual Meeting is scheduled for February 21, 2024 at 7 PM. After a brief discussion of the date and time, the board directed the Association Manager to hold the Annual Meeting as scheduled on February 21, 2024 at Grand Valley Fire at 7:00 PM.

Old/Other Business

Damaged/Unfinished Fence Post, Entrance Fence

Mac McCurdy reminded the Association Manager that the previously discussed inserts that are needed in order to hide the holes in the vinyl fence posts where the section of fence was removed had not yet been installed.

Repairs Needed to the Block Wall at the Central Mail Boxes

Following a question regarding the deterioration of the block wall at the central mail boxes, the Association Manager explained that he has reached a verbal agreement with Chuck Perrin, a local contractor, to submit a bid for the needed repairs; however, to date he has not received the bid.

Mac McCurdy's Board Term

It was noted that Mac McCurdy's term on the Association's board will end at the February 21, 2024 Annual Meeting; however, since there are no term limits for association board members, Mac McCurdy is eligible to continue to serve if nominated and elected at the Annual Meeting.

BMSA Delegate Report

Al Reuter, BMSA Delegate, was unable to attend the last BMSA board of directors meeting, thus no BMSA report was provided.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Vinnie Tomasulo and seconded by Al Reuter to adjourn the meeting at 8:02 PM. *Passed*