

The Aspens at Eagles Nest Homeowners Association

Board of Directors Meeting

Friday September 10, 2010 5:30pm

Community Center at Eagle's Nest

- I. The meeting was called to order at 5:30 pm.
- II. Present at the meeting were Judd Freeman, David Sokol, Douglas Garrett, Nancy Ray, and Mark Boyd. Also present were Ned Brandt of Americana Resort Properties
- III. The minutes of August 6, 2010 meeting were approved.
- IV. Homeowner Requests for Modification – None.
- V. General Community Items and Maintenance Issues
 - A. Broken Water Shutoffs – There was a general discussion regarding Mr. Grulke's email in response to the informational letter sent by Americana. Judd will call Mr. Gulke to discuss the shutoff issue as to his damage – not knowing when the damage occurred or who did the damage. Americana will contact the Town to discuss possible assistance to homeowners on damage. The Town believes the original developer did not properly install the shutoffs. Americana will evaluate their voicemail system to determine if voicemails are being lost.
 - B. Irrigation – there were several zones not re-activated after a leak was discovered given that the system will be shut down soon. See below on an agenda item for the annual meeting.
 - C. Communication – Americana will try to be proactive in communicating with homeowners on issues in advance (e.g., spraying of the flower beds).
- VI. Compliance Issues – the garage issues at 102 Blue Grouse have been resolved.
- VII. Review Financial Status - the income statement and balance sheet were reviewed.
- VIII. General Administration Items – The annual meeting is set for October 2, 2010. The issue on whether the Association should continue to support the sprinkler system will be discussed. Americana will send the draft 2011 budget to the Board prior to the meeting. The Board will have an informal meeting at 9:00 am, October 2 to finalize the agenda for the annual meeting.
- IX. Schedule Next Board Meeting - the next meeting is scheduled for October 2, 2010 immediately following the annual meeting.
- X. Adjournment - the meeting was adjourned at 6:45 p.m.