

Eagle Nest Home Owners Association 2019 Annual Meeting Minutes

1. **Call to Order** – The Annual Meeting of the Eagle Nest Home Owners Association was called to order by the President Bob Becker on **September 21, 2019 at 10:10 a.m.** at the American Legion Hall in Cascade. Bob read a list of the nine new property owners since our last meeting.
2. **Sales Updates** – Dave O'Brien provided a sales update for our subdivision. This has been a good and active year. In the past 12 months, there have been 7 lot and 2 house sales and 1 lot sale is pending. There are currently 10 lots and 1 house on the market in Eagle Nest. Dave also provided a map indicating the lots/houses currently sold or for sale in Eagle Nest.
3. **Establish Quorum:** Secretary Judy Smith announced that we have 30 lots represented by owners at the meeting and 24 lots represented by proxy for a total of 54 lots. The required number for a quorum (33) has been met.
4. **Treasurer's Report:** Linda Leonard presented the 2018/2019 expenditures vs. the budget. All dues have been collected, including a total of \$9,800 for future mag chloride application. Our big expenses this past year were the mag chloride application and snow plowing. Mag Chloride price had increased from previous years. We also had an exceptionally heavy and frequent snow year. We have a current cash flow of \$22,592. **It was moved, seconded and unanimously passed to accept the Treasurer's Report as presented.**
5. **Eagle Nest 3: Josh Davis reporting.** During 2018/2019, Eagle Nest LLC, the developers of Eagle Nest phases 1 and 2, have been developing Eagle Nest phase 3. This consists of 21 lots to the north of Eagle Nest 2. Cutting of roads was finished this spring. Trenching is being done for Idaho Power to put in utilities, and the final road graveling will be done. The final plat has been granted by County P&Z and still needs to be signed by the County Commissioners. Eagle Nest 3 will be annexed into the Association this fall. (Annexation does not require approval of the HOA, as it is addressed in the CCR's). The new lots will be going on sale in the fall of 2019 when the road development and addition of utilities (Idaho Power and Frontier) are done. The Eagle Nest access to the new lots will be off San Ignatio and a new road to be located between number 10 and 16 Sarah Way.
6. **Road Report: Bob Becker reporting.** Bob summarized the discussion of the Road Committee meeting held in August. (Notes follow these minutes). The planned actions are as follows for:
 - East entrance wash boarding – to scarify (rip) 6-8 inches deep of road for ½ mile of the entrance to reblend the road materials and re-compact, clear and reconfigure the adjacent borrow ditches to allow better transfer of water. \$2000 has been included in the 2019-2020 budget for this and the work should be done at the time of the spring grading.
 - East entrance soft spots – very expensive to rebuild road. Suggest not permitting access to heavy trucks or equipment during the spring (about 45 days)
 - Road wear spots – worn thin and need road mix replacement. Include \$2000/year to fix as needed during spring or fall grading.
 - Clear weeds (big bush type ones) and trees on the 10' utility easement on the road. This would help with the plowing. These will only get worse as the years go by. It was suggested that we do a small lot assessment of \$10-20/lot and hire it done, unless we can get a volunteer to coordinate a work day(s) with owner participation. Also, each owner is encouraged to clear these trees and bushes on their lots off the 10' utility easement.

NEW BUSINESS

1. **2019/2020 Proposed Budget** was presented by Linda Leonard. Budget items remain at the previous year's levels. The Budget Overview for 2019/2020 is attached to your HOA dues billing. **It was moved and seconded to accept this budget and the dues amount of \$360. This motion was passed unanimously.**

- 2019/2020 Dues: **\$210**
- 2019/2020 Road Maintenance (1/2 of cost of Mag Chloride application scheduled for summer of 2021): **\$150**

Total 2019/2020 Assessment (Dues + Road Maintenance): **\$210 + \$150 = \$360**

Invoices will be sent out. Payments are due by November 30 and should be mailed to:

**Eagle Nest Homeowners' Association
2 Katlin Trail
Cascade, ID 83611**

2. **Election of Officer** - Linda Leonard has agreed to stay on as Treasurer for another 3-year term. Approved unanimously.
3. Next year the office of **President** will be up for election. If anyone is interested in this position and has questions regarding the role and responsibilities, please contact Bob Becker.
4. Randy Hooker is the new Road Committee chairperson.
5. The Forest Service needs to be contacted (again) regarding the dropping of the dead trees at the Crawford Ranger Station that adjoins Eagle Nest on the east.
6. **2020 membership meeting** will be held on **Saturday, September 19, 2020** at 10 a.m. at the American Legion.
7. With no further new business, the meeting was then adjourned.

NOTES & REMINDERS & OTHER GENERAL ITEMS OF DISCUSSION

1. If you have any new construction or exterior modifications planned, don't forget to submit plans (per the CC&Rs) to the Architectural Control Committee (contact Mike Keithly) for approval prior to beginning work.
2. Please cut down and remove dead, diseased or dying trees. **If the Board notices diseased trees, the lot owner will be notified and requested to remove such trees.**
3. Please observe all fire restrictions. This includes the PROHIBITION of use of fireworks or discharging of guns anywhere in Eagle Nest. **Owners "caught in the act" will be subject to fines or prosecution.**
4. There is a Facebook group for the Eagle Nest HOA. It is a closed group and permission must be given to join and access it. If you would like to be part of the group please contact Lesa Becker at lesabecker@gmail.com. This is a good source of pictures and news and announcements for our neighborhood.
5. Please on roads, especially on ATVs and Dirt Bikes, stay to right and keep speed down. No joy riding is permitted.
6. RVs and Trailers may only be parked on your lot for a maximum of 60 days per calendar year and only for 2 weeks at a time.
7. Dogs are not permitted to run free, unaccompanied by a responsible person.

8. Noxious weeds – Owners are encouraged to control noxious weeds (spotted knapweed, skeleton weed, Canada thistle, salsify, etc.) on their property to prevent spreading to your neighbors. *Weed killer is available free of charge in the summer from the Valley County Weed Department (55 Gold Dust Road) and Judy Smith has an applicator that was purchased by the HOA and is available for use by owners*

Respectfully submitted September 24, 2019

Judy Smith, Secretary
Eagle Nest Homeowners Association

Eagle Nest Roads --- (NOTE: this report was handed out at the Annual Meeting)

On August 13, a working meeting was held to discuss our neighborhood road conditions and determine options for adequate repair and ongoing maintenance. Attending the meeting were: Bob Becker, Randy Hooker, Bill Coughlin, Jim Leonard, Josh Davis and George Greenfield.

Generally, our roads are in very good condition. Some of our roads are approaching 20 years old and need maintenance. Following are some trouble spots and/or questions.

- East Joshua Entrance – wash boarding
- East Joshua ½ mile in – soft spots in spring
- Joshua and Gernika – constant erosion
- Joshua just up the road from San Ignacio – wash boarding
- Joshua west entrance – wash boarding
- Trees encroaching on borrow pits alongside roads – throughout the neighborhood
- Buried culvert – phase 1 – lot 14
- Dust – we use an application of mag chloride every other year to bind the road surface and cut down on the dust. We have been using a solution of about 50% but went to 35% this year to help control costs. We coated more of our roads this year and the price of the mag chloride went up. Typically, we have been paying about \$19k for mag chloride. This year the cost was \$29K.

Proposed Solutions:

- East entrance wash boarding:
 - Scarify (rip) 6"-8" of road for ½ mile of the entrance to re-blend the road materials and re-compact
 - Clear out and reconfigure the adjacent borrow ditches to allow better transfer of water
 - Cost estimate ~ \$3000 - \$1600. \$2000 budget for 2020.
 - Timing – do this work along with the spring grading in 2020
- Other wash board areas
 - If the east entrance fix works then budget and schedule work to be done in 2021
- East entrance soft spots (in the spring the east side of Joshua about ½ mile in from the entrance experiences soft spots caused by springs and runoff
 - This will be very expensive to fix by rebuilding the road

- Suggest the following
 - Limit access to cars only during the times we experience the problem – no heavy trucks or equipment (about 45 days)
 - Slow down
- Road wear spots (there are areas around the neighborhood that have worn thin and need road mix replacement)
 - Budget an amount each year for annual maintenance
 - Cost ~ \$2000/year
 - When – annual spring or fall grading
- Borrow Pits (ditches) and Road Right-of-Ways
 - Clear out weeds and remove trees (per CC&R section 7.2.c there is a 10' utility easement along the front lot lines of each property fronting a road that should be unrestricted. This should be clear of trees to allow plowing)
 - Propose that we have a neighborhood work day(s): (on a weekend – Need a volunteer to head up and organize this activity)
 - Remove the small rock check dams from the ditches
 - Cut trees out of right-of-ways
 - Replace rocks with straw waddle (Granite Excavation) yearly
 - When – fall 2020 – could start this year.
- Dust Control
 - This year we applied mag chloride to more road area than in the past and the price went up. See attached map. To help mitigate the cost increase we went from about a 50% solution to a 35% solution. The reduced solution worked very well.
 - There are 3 reasons we coat our roads
 - Dust control
 - Weed control
 - Maintain road integrity (mag chloride is a binder and helps hold our roads together)
 - There are other products coming on to the market (sugar beet or potato residue) but they do not do as good a job
 - Cost in 2019 was \$29,000. Next application is scheduled for 2021. Suggest budgeting \$35,000. Per Toby Olson, there is only one supplier of mag chloride and Toby believes the price will continue to increase.
- Winter Snow Plowing
 - The HOA will assume responsibility for Phase 3 roads this winter
 - Cost – we will need to factor in the additional cost of plowing, grading, etc... for this coming budget.

25 September, 2007

During our 8 September, 2007 Annual Membership meeting there were two agenda items requesting changes to our CC&Rs. Both items were discussed and upon proper motions made were passed and now become new "rules" to our CC&Rs. They are detailed below. These changes should be added to each lot owners copy of our CC&Rs.

Article 3, Section 3.4: Do we agree to amend our rules to allow lot owners to park a maximum of two (2) automobiles in their driveways? This rule change pertains only to passenger automobiles, not camp trailers, motorhomes, trailers, boats or similar items as addressed within our CC&Rs. These two passenger vehicles (automobiles) must be operable, licensed and owned by the individual lot owner. The motion was made by Bill Brudenell and seconded by Kevin Platts to amend our rules and allow lot owners to park two automobiles in their driveways with no time restrictions. The motion passed with 40 yes votes, 14 no votes and 1 abstention. Based on this vote lot owners may now have up to two automobiles, owned by them, parked in their driveway for as long and as often as they choose.

Article 3, Section 3.12: Do we expand the rule in our CC&Rs regarding the use of ATVs within the subdivision, allowing lot owners to ride ATVs while conducting Homeowners Association business and to ride ATVs to visit neighbors? This would clarify, or expand the rule change made on 20 May, 2005 that stated ATVs could only be used for ingress or egress to and from a lot owners home or lot out of or into the subdivision, used for lot maintenance or used to drive to the cluster mailboxes to retrieve mail. The motion was made by Jim Leonard and seconded by Bill Brudenell to expand this rule and allow lot owners to use their ATVs for the two purposes listed above (used for Homeowners Association business and visiting neighbors). Motion passed unanimously. Joy riding or reckless behavior on the subdivision's roadways, on private lots or trespassing on another lot owners property is expressly prohibited.


Respectfully, D. M. Keithly, Secretary

* Mailed to each lot owner with this copy of amended CC&Rs.

05/20/2005

**Eagle Nest Subdivision CC&R's Rules
Section 5.3 paragraph B**

- A. A courtesy call or letter from a board member asking for compliance will first address violations of CC&R's. If Compliance is not met within 10 calendar days, a written notice will be mailed, giving notice of non-compliance. If compliance is not met within 10 calendar days of receipt of letter of notification, a fine of \$25.00 per day will be levied, in the case of a continuing violation.**
- B. A repeat violation of the same nature of non-compliance shall be fined without additional written notices, up to \$50.00 per day in the case of continuing same violation.**
- C. All assessments, dues, and or fines are due in full within 30 business days of billing. A late fee of 1.5% per month of any unpaid billings shall be applied to any balances.**

Rule 1. Visitors and guests may have "A" (one) camper, motor home, or trailer on a lot for a reasonable term, not to exceed 14 consecutive days, nor more than 60 days per calendar year. An owner shall have the same right, prior to "commencement of construction". During the period of construction, with permit on site, but not more than one year, an owner may have one RV type vehicle on their lot on a continuous basis. Owner's RV type vehicles must be removed or stored in an enclosed building within 14 days of receiving their Certificate of Occupancy from the County Building Department. No more than a total of two such RV's or Campers per visit shall apply. The Board will consider additional units per visit with prior written request, and prior approval, for special events. Section 3.1 paragraph C. and Section 3.18

Rule 2. Signs for resale are the only signs permitted on a lot not to exceed 9 sq. ft. in size. A (one) general contractor sign will be permitted for the period of construction, but not more than one year. No subcontractor signs are permitted at any time during or after construction projects. Section 3.20

Rule 3. ATV's, snowmobiles, motorcycles, or other recreational vehicles are not permitted on roadways within the subdivision. These types of vehicles are to be used only for lot maintenance and for direct egress or ingress to and from owners lot or to cluster mailboxes to receive mail. Joy riding on roadways or lots is not permitted. Section 3.12 and Section 3.18.

Rule 4. Storage of Owners' Vehicles and Equipment: All Owners' automobiles, trucks, snowmobiles, boats, boat trailers, travel trailers, camper trailer, motor homes, automotive campers, or other vehicles or equipment shall be parked/stored in a garage or other enclosed building, or in an area which is completely screened from view from other lots or roads within the Subdivision; provided, the parking of such vehicles or equipment in

view of other lots or roads for any period of less than eight (8) continuous days shall not violate this covenant. No more than a total of 21 days per calendar year.

Your Board of Directors was elected to support and enforce Eagle Nest CC&R's. Lot owners support of your Board of Directors is deeply appreciated.

Your 2005 Board member names, addresses, and phone numbers are listed below.

President

Craig Baber

4 Katlin Trail

Cascade, ID 83611

Home: 208-382-5072

Vice-President/Treasurer

Randy Hooker

1453 W. Hempstead Drive

Eagle, ID 83616

Home: 208-938-2985

Secretary

Mike Keithly

23 Joshua Drive

Cascade, ID 83611

Home: 208-382-3842