

EAGLES VIEW HOMEOWNERS' ASSOCIATION

BUDGET RATIFICATION MEETING

WEDNESDAY, OCTOBER 23, 2024 AT 6 PM AT THE SILT LIBRARY COMMUNITY ROOM 680 HOME AVE,
SILT, CO 81652

1. Call to Order the meeting was called to order by Bob Johnson at 6:10 p.m.
2. Financial Review Operating account currently has \$4,264.39, and Reserves has \$13,771.24. There is a total of \$19,736.13 cash on hand.
3. 2025 Budget Review and Ratification The 2025 Approved Budget was presented to the membership. The budget reflects a change in assessments as follows: Single Family Homes to increase to \$100 per year, Duplex's to increase to \$50 per year. Per the governing documents, unless at the meeting a majority of unit owners reject the budget, the budget is ratified. The Budget was ratified with lack of veto.
4. Adjourn Meeting adjourned at 6:32.

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ANNUAL MEETING MINUTES

WEDNESDAY, OCTOBER 23, 2024 AT 6 PM AT THE SILT LIBRARY COMMUNITY ROOM 680 HOME AVE,
SILT, CO 81652

1. Call to Order the meeting was called to order by Bob Johnson at 6:32 p.m.
2. Verification of a Quorum a quorum was not verified with only 15.5 votes represented. In order to establish a quorum at the annual meeting of the members, at least 20% (19) of the membership's vote must be present either in person or by proxy. In total, 14 single family homes (1 vote each) and 3 duplexes (1/2 vote each) were represented. Also present were Bob Johnson and Danielle Smith of Integrated Mtn Management.
3. Approval of Prior Member Meeting Minutes Without a quorum present, no action could be taken. The minutes were reviewed by those present and approved as written, they will be posted to the website.
4. Financial Review The budget reflects a change in assessments as follows: Single Family Homes to increase to \$100 per year, Duplex's to increase to \$50 per year. A letter will be sent to the membership from IMM with notice of assessment increase. The Operating account currently has \$4,264.39, and Reserves has \$13,771.24. There is a total of \$19,736.13 cash on hand. Interest for income is up a small amount. Income over Expense to date is \$1400.
5. Additional Business / Education
 - a. Police Department The representative that agreed to be present on behalf of the police station was not present.
 - b. Board Openings Bob discussed the duties of the Board and the positions currently available.
 - c. Design Review The Board wants a Design Review Committee. Several members volunteered. The Board will be reaching out to them.

- d. Community Newsletter The Board would like to see a group of people be in charge of a monthly newsletter. Members signed up on a sheet brought by the Board. IMM to send the Board the sign-up sheet.
- e. Social and Hospitality The Board would like to see a group of people be in charge of social events and hospitality. Members signed up on a sheet brought by the Board. IMM to send the Board the sign-up sheet.
- f. Town of Silt Representative The Board would like to see a group of people be in charge of attending Town of Silt Meetings. These meetings are held via Zoom. Members signed up on a sheet brought by the Board. IMM to send the Board the sign-up sheet. Education Bob explained the update to the Collection Policy to be in compliance with Colorado law as of 2024.
- g. Survey The Board would like IMM to draft a survey of Use Restrictions that may need to be edited. There are violations that need reviewed and reconstructed for the communities' current members and their needs. Items to be reviewed include trash cans, campers and trailers (length and quantity), lawns, working on vehicles in driveway, speed bumps, and lowering the percentage required to have a quorum.
6. Board Member Elections Without a quorum, no vote could be taken. The current Board member, Jodie McGrew, stepped down and appointed Cyndi Cyr (2025). From there, Cyndi appointed Nick Cocina (2025) to serve on the Board with her.
7. Adjourn at 7:39 p.m.

Executed by Integrated Mountain Management on behalf of the Eagles View Board of Directors.

Danielle Smith

Bob Johnson

Community Association Assistant

Founding Partner/Executive Vice President

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