



ANNUAL MEETING MINUTES

EAGLES VIEW HOMEOWNERS ASSOCIATION

WEDNESDAY, JUNE 28, 2023, AT 6:00 PM

1. **Call to Order** the meeting was called to order by Bob Johnson at 6:02 p.m.
2. **Verification of a Quorum** a quorum was not verified with only 15 votes represented. In order to establish a quorum at the annual meeting of the members, at least 20% of the membership's vote must be present either in person or by proxy. In total, 13 single family homes (1 vote each) and 4 duplexes (1/2 vote each) were represented. Also present was the Silt Chief of Police, Mike Kite, and his Lieutenant, Matt Gronbeck as well as Haley Markward and Mike Friend of Integrated Mountain 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. A draft version will be posted to the website until they can be approved.
4. **Discussion and Action**
 - a. **Speed and Parking with Silt Police Department** Out of respect for the Silt Police Department for showing up, this item was moved to the beginning of the meeting. There was a lot of discussion about the parking and speeding issues and how they go hand in hand. Chief Kite explained that even though they do patrol the area, give out warnings and ticket many of the speeders, it just doesn't seem to have an effect. He will be conducting some experiments with different parking patterns as well as installing a car/speed counter. Their concern is that if they limit parking to one side of the street, it will leave more space for speeders to get by. The bottleneck created by parking on both sides, forces people to slow down. Chief Kite highly suggested for the homeowners to contact the Town of Silt and get this issue on the next town meeting agenda. After this discussion, we recessed from the Annual Meeting at 6:42 pm to move into the Budget Ratification meeting. We returned to the Annual Meeting at 7:22 pm for the following sections.
 - b. **2023 Projects** The homeowners present brought forth the idea of doing a community clean up day, a potluck at the park and a community meet and greet. IMM suggested that



ANNUAL MEETING MINUTES

someone head a committee to arrange for this events as there are available funds for the HOA to host these events.

- c. **Amended and Restated (A & R) Governing Documents Process** It was reported that we are in the very preliminary stages of this project and funds from the Reserve account will go towards this rewrite of the Association's Governing Documents to remove irrelevant language, become compliant with Colorado Law, and meet the needs of the current community. It will take an affirmative vote of 67% of the membership to adopt the A & R declaration, which includes the Use Restrictions section. This is the section that dictates what owners are allowed to do and not allowed to do. It is highly suggested that all homeowners read this section of the Declaration to be prepared for this process. Homeowners input will be required to get these documents to pass. The Board reported that they have a meeting with the attorney's coming up to do a Q&A about the process and what the final documents will look like.

5. **Board Election** Without a quorum, no action could be taken. Tommy Waltner and Jodie McGrew are the current Board members, and both agreed to volunteer for another 1 year term. The homeowners present approved of this.

6. **Adjourn** at 7:39 p.m.

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

Bob Johnson

Founding Partner/Executive Vice President

970-230-9615

bob.johnson@integratedmtn.com

