***Eagle Crest Community Association***

***Board of Directors Meeting Minutes***

***10 January 2024***

1. Called to Order at 6:15pm

2. Members in attendance:

Sharon McIntyre, President

Dan Booker, Vice President

Jimmy Saiku, Treasurer

Debb Leach, Secretary

Non-Board Committee Chairs:

Jennifer Jackets, Landscape Committee

3. Approval of last meeting minutes, 27 September 2023: Accepted

4. New *Business:*

4.1: 2023/2024 *Budget Reviews:*

a. Vote on 2024 Budget. Passed/Unanimous.

b. Notification of 2024 dues increase: Increased dues from $200 to $330 per year will be published in the next Newsletter (next week). The Title Companies will be informed of the increase soonest.

c. The results of the 2023 Final Budget and the outline of the 2024 Budget will be published on the Website prior to the Annual Meeting on 22 February.

4.2: *Formal Letter of Resignation of the Board President.* No one has volunteered to take over as Board President.

1. Any outstanding initiatives will be held in abeyance until the new President is identified.
2. Sharon will have two containers of turnover material ready prior to the Annual Meeting.

4.3: *2024 Annual Meeting Location:* Wallin/Stucky Funeral Home will host us again on Thursday, 22 February 2024 at 7p.m.

Agenda:

* + 1. 2024 Board Member Vote. Only if new President is identified. No one else has resigned.
    2. 2023 Committee and Board review of work/projects so the attendees know what was done by all of our WONDERFUL volunteers. Let the attendees know how important has been to have volunteers doing projects in order to save money. Sharon will give a PowerPoint presentation like last year.
    3. Explanation/discussion of the Association 2023 Final Budget.
    4. Explanation/discussion of the Association 2024 Budget. Explanation of the need to raise the dues to $330.

4.4: *Review of Eagle Crest Covenants:*

1. Board voted to establish a Short-Term Rental Amendment. We will consult *Sound Legal Partner, PLLC* in Lynnwood, Washington to get guidance on writing and instituting these procedures. They are subject-matter-experts in this field.
2. Mike McIntyre and Debb Leach have retyped the Covenants, Conditions, and Restrictions (CC&Rs) dated 20 May 1994. The original document is hard to read and Amendments 1, 2, and 3 need to be incorporated into the original document for easy reading and referencing. Amendment 4 will also be incorporated when ratified. The new CC&Rs will be distributed thru the E-SIGN (or equal) program to ensure documentation of receipt by all Eagle Crest Owners. Owners who do not have computers will sign for a hard-copy of the new CC&R document. The Title Companies in Oak Harbor will be also be sent an electronic copy for distribution to any future new Owners.

5. *Miscellaneous:*

5.1: Irrigation piping: All clear with the City. The City will perform the back-flow test in July 2024 to ensure it is working properly.

5.2: Curb Appeal Walkaround: The next Walkaround will be done on 25 May 2024.

6. *Adjourned:* 7:15 pm

Respectfully Submitted:

DEBORAH R. LEACH

Secretary, Eagle Crest Community Association