

Eagle Springs West (ESW) Board Meeting Minutes

February 23, 2026

4:00 PM (Mountain Time)

1. Call to Order

The meeting was called to order by Elizabeth Mennell at 4:00 PM.

Board Members Present:

- Elizabeth Mennell
- Arjun Iyengar
- Sharon Parente
- Jeff Hein
- Mike Mallon
- LuRhea Davis
- Adam Peters (Manager)

Approval of the November minutes was on the agenda were approved via email by the board

2. Financials (Adam Peters and Arjun Iyengar)

- Financials will be updated within the next couple of weeks.
 - No surprises were reported for the most recent period.
 - Full financial discussion will take place at the next meeting.
 - Snow removal costs showed no significant savings despite reduced snowfall.
-

3. Twin Peaks Update (Adam)

Maintenance Updates:

- Black window caulking on certain units was removed upon request.
- Roof heat tape is functioning well.
- Additional heat tape was extended above Unit 301 to address ice damming.
- Ongoing seasonal building maintenance continues.
 - Maintenance costs may increase in March.
 - Costs reflect maintaining the building at a high standard.

Safety:

- Backup emergency battery-powered lighting was added in stairwells.
- Fire alarm activated on February 22, 2026.
 - Adam was in contact with the Fire Chief.
 - Fire department is located approximately 2 miles away.
 - Response time is reported to be fast.
- Adam will post signage reminding residents to open exterior doors in the event of a fire alarm.

Propane Pressure Valve:

- Replacement completed at a cost of \$6,000.

Electrical Update (Village Connection):

- New electrical panel installed (\$9,000), paid by the resort.
- Additional \$6,000 expense — the Board will request reimbursement from the resort.
- EV charger and store are on a separate panel.
 - HOA paid \$1,700 in 2025 and will seek reimbursement.
 - Store electrical cost is approximately \$3,000 annually.

Motion:

Elizabeth made a motion to pursue reimbursement of electrical-related costs.

Jeff Hein seconded the motion.

4. Status of Garage/Driveway Land Turnover

- Awaiting owner sign-off.
- Elizabeth will follow up on Alex Miller's status regarding the land swap.

5. ESW Board President Position

- Discussion noted (no formal action recorded).

6. Reserve Study

- Elizabeth will reach out to Laurence to determine what Eagle Springs East studied.
 - Conducting a reserve study ensures compliance with state law.
 - Adam will obtain his reserve study documentation.
 - Mike referenced Chat to help with the reserve study.
-

7. Next Meeting

- Next meeting will be scheduled via email.

Adjournment

The meeting was adjourned by Elizabeth Mennell.