

## **Eagle Springs West HOA Board Meeting Minutes - May 7, 2026**

### **I. Call to Order**

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

#### *Board Members Present*

- Elizabeth Mennell
- Arjun Iyengar
- Sharon Parente
- Jeff Hein
- Mike Mallon
- LuRhea Davis
- Adam Peters (Manager, Twin Peaks)
- Other - Ian Noack (Resident)

The Board approved the February 2026 meeting minutes via email.

### **II. Old Business**

#### *A. Update on Electrical Panel Reimbursement from Resort (Adam)*

Adam reported that, in addition to the \$6,500 the HOA received from the Resort earlier in the year, the Resort also paid an additional \$9,000 directly to the electric company for the panel installation. This allows the EV chargers and the store to be billed separately.

#### *B. Resolution of Garage/Driveway Land Turnover (Elizabeth)*

Adjacent townhomes had an easement that abutted the ESW driveway entrance. The easement was legally turned over to ESW and absorbed into ESW property.

#### *C. Reserve Study Update*

- Elizabeth distributed the recent Eagle Springs East independent reserve study that ESE kindly shared.

- Once the ESW budget for 2026–2027 is available, Mike and Jeff will each conduct a reserve study using various ChatGPT models to project building replacement schedules for review with Adam.
- Adam will meet with a small Board committee to discuss incorporating these projections into multi-year budget planning.

### III. New Business

#### A. *Financial Report (Adam / Arjun)*

Adam presented the financial report covering September 2025 through April 2026 (see attached Report #1).

By mid-June, Adam will submit the proposed budget for the next fiscal year. Along with consideration of a preliminary reserve study, the Board will propose appropriate funding levels for the upcoming year.

A package containing the proposed budget, reserve study materials, and proxy information will be sent to all owners in early July for discussion and voting at the annual meeting scheduled for early August 2026.

Adam explained that he recently resigned from the SVMA Board to devote more time to Twin Peaks and the six buildings he manages in Solitude.

The ESW three-year management contract with Twin Peaks expires in August. Adam will submit a renewal contract to the Board at the June meeting.

Twin Peaks will implement a new software system, Buildium, effective June 1. Buildium is an HOA-focused platform that offers many features expected to benefit owners.

#### B. *Sprinkler Head Cages*

- Ian Noack submitted a request to consider installing protective sprinkler head cages in common areas to help prevent damage similar to the recent incident in Creekside.
- Adam stated he would investigate the devices and suggested the issue may be incorporated into NFPA guidelines for 2027.

*C. March 2026 Solitude Water Board Notice*

The March 2026 Solitude Water Board notice (Report #2) will be available to residents on the ESW and SVMA websites.

*D. Appointment of New Board Member*

Ian Noack, a full-time ESW resident, attended the meeting and was appointed to fill a vacant Board seat.

- Proposed by: Mike Mallon
- Seconded by: Elizabeth Mennell
- Vote: Approved unanimously

*E. Mountain Bike Storage*

Summer mountain bike storage was discussed as a means to prevent dirty bikes from being brought into the ESW building.

Potential solutions discussed included:

- A Village cleaning/storage station
- A designated room in the ESW garage
- Elizabeth will follow up with SVMA regarding a possible Village solution.  
Discussion will continue at the next meeting.

*F. Board President Transition and Upcoming Vacancies*

Elizabeth will soon step down from the Board as her family moves into a new home on the mountain. The Board will need to fill her position, along with several other upcoming Board vacancies, when terms expire in August.

#### **IV. Adjournment**

Elizabeth adjourned the meeting at 4:58 PM. MTN.

Respectfully submitted,

Sharon Parente - Secretary