

**EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION**  
**P O BOX 1150, MARS HILL, NC 28754**  
**[www.bluemountainpoa.com](http://www.bluemountainpoa.com)**

**\*\*\*\*\* ANNUAL MEETING \*\*\*\*\***

**Monday, August 12, 2024**

***WOLF LAUREL COUNTRY CLUB***

**8:30 AM REGISTRATION**

**9:00 AM MEETING CALL TO ORDER**

**AGENDA**

- **MEMBER REGISTRATION – Quorum Determination**
- **Welcome and Introductions**

**STATUS OF THE ASSOCIATION/CONDUCT OF BUSINESS**  
**THE PAST YEAR IN REVIEW / FUTURE PLANS**

**REVIEW OF ASSOCIATION FINANCIAL INFORMATION**  
**Roy Miller, Treasurer/Teresa Wilcox, Financial Manager**

**2023-2024 (CURRENT) BOARD OF DIRECTORS:**

**Nancy Ionoff, President, Unit 704**  
**Edmee Reyes, Vice President, Unit 103**  
**Roy Miller, Treasurer, Unit 703**  
**Carolyn Traylor, Secretary, Unit 802**  
**Cindy Ouetz, Director at Large, Unit 903**

**A BOARD OF DIRECTORS MEETING WILL BE HELD IMMEDIATELY FOLLOWING  
THE ANNUAL MEMBERSHIP MEETING TO ELECT OFFICERS FOR 2024-2025**

**EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION**  
**P O BOX 1150, MARS HILL, NC 28754**  
**www.bluemountainpoa.com**  
**ANNUAL MEETING --AUGUST 12, 2024**

**WHETHER YOU PLAN TO ATTEND OR NOT**, please complete and mail the ballot and/or proxy below to  
THE ASSOCIATION at the address listed above. Ballot and/or Proxy **MUST BE RECEIVED NO LATER**  
**THAN AUGUST 5, 2024**

**BALLOT FOR 2024-2025 BOARD OF DIRECTORS FOR EAGLES NEST**

I HEARBY VOTE FOR THE FOLLOWING NAMED INDIVIDUALS TO SERVE AS A DIRECTOR ON THE BOARD OF  
EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION FOR 2024-2025.

**VOTE FOR FIVE NOMINEES BY CIRCLING THE NAMES OF YOUR CHOOSING: WRITE INS WELCOME**

- |                                     |                |
|-------------------------------------|----------------|
| 1. EDMEE REYES                      | 5. CINDY OUZTS |
| 2. NANCY IONOFF                     | 6. KEN SOLOMON |
| 3. ELIZABETH (LIZA) CAMPA-FLANNAGAN | 7. _____       |
| 4. ROY MILLER                       |                |

\_\_\_\_\_  
YOUR SIGNATURE

\_\_\_\_\_  
YOUR VILLA #

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT YOUR NAME

\*\*\*\* **VOTING PROXY** \*\*\*\*

**PROXY - OWNERS ASSOCIATION MEETING**

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned Property Owner at EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION hereby constitute and appoint NANCY IONOFF, his/her designee or the primary and alternate Owners selected below as my true and lawful attorney and agent to vote as proxy at the Meeting of the EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION to be held on AUGUST 12, 2024 or at any adjournment thereof, for the election of Members of the Board of Directors and for the transaction of any business which may legally come before the said meeting, and in my name, to act as fully as I could do if personally present; and I hereby revoke any other proxy heretofore given.

Signed: \_\_\_\_\_

Name Printed: \_\_\_\_\_

ALTERNATE Proxies: Please Select (Circle or write in) **One (1) Primary & One (1) Alternate:**

- |                    |     |     |
|--------------------|-----|-----|
| 1. Nancy Ionoff    | (P) | (A) |
| 2. Edmee Reyes     | (P) | (A) |
| 3. Carolyn Traylor | (P) | (A) |
| 4. Cindy Ouzts     | (P) | (A) |

**PLEASE RETURN EVEN IF YOU PLAN TO ATTEND THE MEETING. THE PROXIES WILL BE RETURNED TO THOSE ATTENDING. A QUORUM IS ESSENTIAL FOR THE TRANSACTION OF BUSINESS.**



**EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION  
BUDGET**

For the Twelve Months Ending December 31,2024

	2024 ACTUAL as of 6/30/2024	2024 BUDGET	2025 BUDGET
<b>Revenues</b>			
Association Fees			
Association Fees-Eagles Nest	66,600.00	129,600.00	129,600.00
Association Fees-BMOA	0.00	0.00	
<b>Total Association Fees</b>	<b>66,600.00</b>	<b>129,600.00</b>	<b>129,600.00</b>
<b>Other Revenue</b>			
Interest Income	45.12	35.00	50.00
<b>Total Other Revenue</b>	<b>45.12</b>	<b>35.00</b>	<b>50.00</b>
<b>Total Revenue</b>	<b>66,645.12</b>	<b>129,635.00</b>	<b>129,650.00</b>
<b>Expenses</b>			
QuickBooks Fees/Bank Fees	144.00	0	300.00
BMOA Fees	32,400.00	64,800.00	64,800.00
<b>Total Bank &amp; Association</b>	<b>32,544.00</b>	<b>64,800.00</b>	<b>65,100.00</b>
<b>Contract Services</b>			
Property Management	0.00	750.00	750.00
Financial Management	0.00	0.00	0.00
<b>Total Contract Services</b>	<b>0.00</b>	<b>750.00</b>	<b>750.00</b>
<b>Insurance</b>			
Insurance-Directors & Officers	0.00	1,150.00	\$ 1,275.00
Insurance-Fidelity Bond	0.00	700.00	\$ 775.00
Insurance-General Liability	0.00	0.00	\$ -
<b>Total Insurance</b>	<b>0.00</b>	<b>1,850.00</b>	<b>2,050.00</b>
<b>Maintenance</b>			
Maintenance-Lawn Care	8,370.00	16,200.00	16,200.00
Maintenance-Dormer Covers	1,100.00	3,260.00	\$ 2,200.00
Dormer Storage	0.00	960.00	\$ 960.00
Maintenance-Electrical Repairs	0.00	0.00	\$ -
Maint-Lawn Care Supplies	0.00	750.00	\$ 750.00
Maintenance-Light Bulbs	0.00	25.00	\$ -
Maintenance-Mulch	1,300.00	2,000.00	\$ 2,000.00
Maintenance-Common Area	0.00	0.00	\$ 600.00
Change in Painting Reserve	17,000.00	33,000.00	\$ 33,682.00
Common Area Reserve	1,820.00	3,640.00	\$ 3,640.00

EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION  
BUDGET  
For the Twelve Months Ending December 31,2024

Total Maintenance	29,590.00	59,835.00	60,032.00
Office & Other Expenses			
Office Expense-Copy Service	0.00	150.00	\$ 150.00
Office Expense-Supplies	0.00	0.00	\$ 50.00
Office Expense-Postage	0.00	150.00	\$ 68.00
Total Office & Other	0.00	300.00	268.00
Taxes			
Tax Return Preparation	350.00	350.00	\$ 450.00
Total Taxes	350.00	350.00	450.00
Utilities & Other			
Utilities-Electric Lighting	369.14	750.00	\$ -
Total Utilities & Other	369.14	750.00	0.00
Total Expenses	62,853.14	128,635.00	128,650.00
Available For Reserves	\$ 3,791.98	\$ 1,000.00	\$ 1,000.00

# Eagles Nest at Wolf Laurel Owners Association

## Statement of Activity

January - June, 2024

Revenue	TOTAL
Association Fees	
Association Fees - Eagles Nest	
<b>Total Association Fees</b>	66,600.00
Interest Income	66,600.00
Sales	45.12
<b>Total Revenue</b>	0.00
GROSS PROFIT	\$66,645.12
Expenditures	\$66,645.12
BMOA Fees	
Maintenance	32,400.00
Maintenance-Dormer Covers	
Maintenance-Lawn Care	1,100.00
Maintenance-Mulch	8,370.00
<b>Total Maintenance</b>	1,300.00
QuickBooks Payments Fees	10,770.00
Taxes	144.00
Tax Return Preparation	
<b>Total Taxes</b>	350.00
Utilities & Other	350.00
Utilities - Electric Lighting	
<b>Total Utilities &amp; Other</b>	369.14
<b>Total Expenditures</b>	369.14
NET OPERATING REVENUE	\$44,033.14
NET REVENUE	\$22,611.98
	\$22,611.98



EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION  
BUDGET  
For the Twelve Months Ending December 31, 2023

	2023 ACTUAL	2023 BUDGET	2024 BUDGET
Revenues			
Association Fees			
Association Fees-Eagles Nest	\$ 118,800.00	\$ 118,800.00	\$ 129,600.00
Association Fees-BMOA	0.00	0.00	
Total Association Fees	118,800.00	118,800.00	129,600.00
Other Revenue			
Interest Income	51.96	5.00	\$ 35.00
Total Other Revenue	51.96	5.00	35.00
Total Revenue	118,851.96	118,805.00	129,635.00
Expenses			
Bank Fees	10.00	0	\$ -
BMOA Fees	58,320.00	58,320.00	\$ 64,800.00
Total Bank & Association	58,330.00	58,320.00	64,800.00
Contract Services			
Property Management	370.00	750.00	\$ 750.00
Financial Management	0.00	0.00	
Total Contract Services	370.00	750.00	750.00
Insurance			
Insurance-Directors & Officers	1,008.37	1,100.00	\$ 1,150.00
Insurance-Fidelity Bond	618.75	675.00	\$ 700.00
Insurance-General Liability	0.00	0.00	\$ -
Total Insurance	1,627.12	1,775.00	1,850.00
Maintenance			
Maintenance-Lawn Care	17,440.00	15,600.00	\$ 16,200.00
Maintenance-Dormer Covers	2,200.00	3,260.00	\$ 3,260.00
Dormer Storage	960.00	0.00	\$ 960.00
Maintenance-Electrical Repairs	0.00	0.00	\$ -
Maint-Lawn Care Supplies	370.00	750.00	\$ 750.00
Maintenance-Light Bulbs	0.00	25.00	\$ 25.00
Maintenance-Mulch	1,777.48	2,000.00	\$ 2,000.00
Maintenance-Common Area	0.00	0.00	\$ -
Change in Painting Reserve	33,000.00	33,000.00	\$ 33,000.00
Common Area Reserve	893.75	975.00	\$ 3,640.00
Total Maintenance	56,641.23	55,610.00	59,835.00

EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION  
BUDGET

For the Twelve Months Ending December 31, 2023

	<u>2023 ACTUAL</u>	<u>2023 BUDGET</u>	<u>2024 BUDGET</u>
Office & Other Expenses			
Office Expense-Copy Service	73.19	150.00	\$ 150.00
Office Expense-Supplies	0.00	0.00	\$ -
Office Expense-Postage	22.68	150.00	\$ 150.00
Total Office & Other	<u>95.87</u>	<u>300.00</u>	<u>300.00</u>
Taxes			
Tax Return Preparation	300.00	300.00	\$ 350.00
Total Taxes	<u>300.00</u>	<u>300.00</u>	<u>350.00</u>
Utilities & Other			
Utilities-Electric Lighting	775.41	750.00	\$ 750.00
Total Utilities & Other	<u>775.41</u>	<u>750.00</u>	<u>750.00</u>
Total Expenses	<u>118,139.63</u>	<u>117,805.00</u>	<u>128,635.00</u>
Available For Reserves	<u>\$ 712.33</u>	<u>\$ 1,000.00</u>	<u>\$ 1,000.00</u>