

EAGLES NEST AT WOLF LAUREL OWNERS ASSOCIATION, INC.
ANNUAL GENERAL MEMBERSHIP MEETING
August 8, 2026
Meeting Minutes

A quorum was declared by Elizabeth (Liza) Campa-Flanagan, Secretary, as there were members from 20 units in attendance in addition to 2 by proxy (total 22).

Nancy Ionoff, President called the meeting to order at 9:00 AM.

Invocation and Pledge of Allegiance was led by John Ionoff.

The agenda for the Annual General Membership Meeting, August 8, 2026, was adopted as presented as there were no additions or suggested changes to the agenda.

Minutes of the previous Annual General Membership Meeting held August 9, 2025, had been emailed and provided to attendees at the meeting. The meeting minutes were accepted as there were no changes or additions suggested.

Liza Campa-Flanagan presented Nancy Ionoff, President of Eagles Nest at Wolf Laurel Owners Association (ENOA), with a vase of flowers and thanked Nancy for her hard work, dedication to the community, and years of service on the Board. Over the years Nancy has served in many capacities (Secretary, Vice President, and President). Nancy thanked the community because she believes it is the best community to work with.

Election Results Reviewed by the Secretary:

The total number of ballots received either by mail or brought to the meeting was 21. Note that one attendee did not complete a ballot. All nominees received sufficient votes to carry. Additionally, there were no nominees from the floor. The Directors will serve a one-year term, noting that all directors can be voted onto the Board more than once and can thus serve more than one year on the Eagles Nest Board. The following nominees were elected and introduced to the attendees: Bob Smith, (Unit 601); Elizabeth (Liza) Campa-Flanagan, (Unit 101); Ken Solomon, (Unit 303); Roy Miller, (Unit 703); and Don Titus, (Unit 802).

Nancy Ionoff, President, introduced the current board: Bob Smith, Vice President; Elizabeth (Liza) Campa-Flanagan, Secretary; Ken Solomon, Member at Large; Roy Miller, Treasurer. Nancy also introduced Invited Guests: Eagles Nest Financial Manager, Teresa Wilcox of Mountain Laurel Accounting and Dudley Blair, President of Blue Mountain Owners Association (BMOA).

Officer Reports

Nancy Ionoff, President

BMOA: Nancy off kicked off this portion of the meeting by emphasizing that we are members of Blue Mountain Owners Association (BMOA), and asked Dudley Blair to provide the attendees with an update and a summary of BMOA and their plans for the roads and parking lots. Dudley first reminded everyone of the upcoming Annual Meeting of BMOA: August 22, 2026. Registration at 8:30 AM. The meeting will be held at the Wolf Laurel Country Club. The meeting agenda and ballots have been emailed to BMOA's five districts (Cottage Lane, Overlook Village, Chestnut Village, Eagles Nest, and the Lodges). The BMOA website is bluemountainpoa.com.

Next, Dudley reviewed BMOA's plans for Ridgeway and reiterated that we don't pay RMS for road maintenance. Instead, BMOA maintains Ridgeway. This was done in return for not having to pay the road assessment portion of RMS fees. RMS typically charges a fee for road maintenance and a fee for security. BMOA does not pay the road maintenance portion. It's a trade-off agreed upon many years ago. Dudley stated that BMOA can impose an assessment, while RMS cannot. Dudley believes that RMS can only raise their fees about \$5 per year. BMOA can raise fees by \$5 per month each year in addition to assessing

members. Ten years ago, BMOA chipped and sealed Ridgeway, Cottage Lane, Overlook Road, Running Cedar, Chestnut Village, and Golden Leaf Roads. Now BMOA is working on Ridgeway, which needs to be chipped and sealed again. The work will be done by Johnson Sealing. In many cases replacing culverts that are 50 years old and road edges that have cracked. The parking lots will be repaired beginning in mid-September. The Lodges will receive two coats of sealer, while Eagles Nest (EN) will receive one coat because the goal is to reseal EN in 2-3 years. Overall, between the parking lots and roads, the costs will exhaust the reserve fund, thus requiring a special assessment. Dudley noted that some of the repairs will require tree work. Unfortunately, Lamont Riddle who has provided this service for many years is not well. This means that BMOA may need to find another provider for the work needed as the road repairs proceed. Dan Hartley commented on the ditching and asked if there are plans to add ditches. Dudley said it is too expensive.

The timeline for Eagles Nest parking lots was discussed. Dudley stated that they plan to do one parking lot per day. This would require parking elsewhere while a parking lot is completed. Ron Metcalf suggested doing half of each parking lot rather than an entire parking lot per day because many of Eagles Nest's residents are unable to walk any distance.

Al Jones (unit 804) said he has a manhole near his unit that is collapsing. He asked who is responsible as he has spoken with Jared Silver with no follow-up. BMOA is responsible. Jared works for both RMS and BMOA. Bob Smith will reach out to Jared. Ron Metcalf mentioned the potential liability of a collapsed manhole.

Bob Smith, Vice President

Painting Update: The good news is that no assessment will be required for painting. Last year the Board obtained bids from Alpha Omega and Chapina. Chapina later lowered their bid; however, an assessment would still have been required. Nancy Ionoff asked Bob for the names of other painters to pursue additional bids. Two more bids were received. The owner of Little Bird Roof Company, Bryson Lanier has a painting subcontractor (Carolina Pro) that has provided a quote as has Keith Tapio (referred by Phil Gaylor). Both quotes are significantly lower than the previous quotes. This means that the Association may be able to maintain a reserve. The Board met with Keith Tapio this week. After today's annual general membership meeting the Board will meet with Bryson Lanier for further details regarding Carolina Pro's quote. One issue is the completion timeline primarily related to crew size. For example, Carolina Pro estimates completion within about one to two months, while Keith Tapio estimates about three months. The Board will continue researching. Ultimately, the Board will communicate with unit owners to ensure sufficient time is provided for patio furniture removal and any required wood replacement. Ron Metcalf confirmed that rotten wood is the responsibility of the unit owner.

New Shutters were discussed. EJ Malakie has previously provided Nancy Ionoff a bid of \$150 per pair of shutters. Jared Wallin has also been approached for a bid. The shutter discussion led to a discussion of the costs for repairing rotten wood. A per foot estimate would be critical in determining potential costs. Many unit owners have used EJ for repair work, although EJ does not carry workman's comp. Bob Smith mentioned that if use Keith Tapio's company for the painting service, we can pay Keith's carpenter to replace the rotten wood. Robyn Hall asked if the painting firms evaluated the decks to determine how much scraping would be involved. Nancy Ionoff will follow-up with the painters. Robyn also asked about the painting timeline. See below, (Fall or next year). Mac McLeod mentioned that hardy wood could be a better option for replacing rotted wood at the "mulch-line" and would never need to be replaced, as it is a concrete based product. Three units (Donna Mann, Marnie Sullivan, & Mac McLeod) have already replaced their wood deck with a composite decking material (i.e., Trex). Mac stated that when wood is in contact with soil the wood will rot. When Al Jones removed his mulch, it revealed the underlying rotten wood. He placed plastic between the wood and the mulch. Bob Smith will obtain quotes for hardy board. Bob Smith thinks the target for painting could be as early as this fall or as late as next season. Dan Hartley reminded everyone that wood has to cure for several months before it can be painted. This means that we need enough lead time for wood replacements prior to painting. Al Jones asked if he needs approval to replace the top boards of the deck. Yes, he should use the ARB application as we have to ensure that the color is consistent. Note that Trex does not need to be painted and is available in a wide range of colors.

Roy Miller, Treasurer; Teresa Wilcox, Financial Manager

Roy explained that ENOA is in good shape. We should have about \$240,000 back in by the end of the year. This will be reduced to about \$205,000 once outstanding bills have been paid. ENOA should hit budget by the end of the year. Right now, we owe \$28,000 to BMOA and still have invoices to collect, but are on track. At this time, we are unable to discuss our future budget as

we are awaiting details from BMOA. We expect an increase from BMOA of \$5 per unit, per month, however since an assessment is likely we will table the budget discussion until we receive further information in October/November. Meanwhile, the painting reserve is adequate.

Unfinished Business

1. Bylaws and Rules/Regulations: The Board has reviewed the bylaws and the rules/regs to ensure that both documents are in sync and reflect our practices. Ron Metcalf and Robyn Hall asked what changed. Nancy Ionoff read through the changes. Mostly they are changes that clean up and clarify the language. They aren't structural changes. Additionally, the Board clarified the late fee.

Motion: Nancy Ionoff asked for a motion to accept the bylaws and rules/regs. Al Jones made the motion and it was seconded by Carolyn Traylor. The motion passed (all were in favor).

2. Roofs/Dormer Covers: These issues were discussed at length by Bob Smith and attendees. Ron Metcalf thanked the Board for their research and decisions on roofing as the new roofs have not affected the overall look of the buildings, even those with only half a roofline completed. Ron said they look great. He likes the rooflines without the dormers. Bob Smith suggested that owners look at building 600 and building 300. Building 600 has removed the dormers. In building 300 the dormers were removed over one unit and not removed in the adjoining unit. Bob also said that, if owners were interested in seeing the new roofing material to take a look at the roof over the mailboxes, as this is a new roof and can be seen easily. Bob thanked Bryson Lanier of Little Bird Roof Company for replacing the roof over the mailboxes for free. This roof is an example of standing seam versus through-fasten.

Bob introduced Bryson Lanier, owner of Little Bird Roof Company, to the attendees and provided unit owners with an opportunity to hear directly from Bryson. Bryson replaced the roofs on building 700 and 900, and half of buildings 600 and 300. Bryson has a detailed report on what he's finding as he has continued to assess the roofs. Note that there are eighteen rooflines. Six have been replaced thus far. Bryson appreciates the opportunity to work in the winter as he is unable to install shingles in the winter. Jim Taylor asked about ventilation. He is concerned because many units have attic fans. This led to a very detailed explanation of why the dormers are unnecessary. The bottom line is that the current dormer ventilation is only pulling air from the bathroom fans and not functioning as true ventilation. When the dormers are removed the bathroom fans are rerouted. Gable and soffit vents provide better ventilation because rather than a 1 x 1 foot opening you are pulling the air along a greater area. Bryson believes all units have the soffit vents. Bryson explained that too much ventilation actually negates some of the ventilation. He said he installed ridge vents in the new roofs that work in conjunction with the soffits. There is no need for dormers. Bryson also said that about half of the dormers are not even functioning. Nancy Ionoff mentioned that we are still paying Jamie for the dormer cover service. Robyn Hall said we need to remove this line item. Sue Miller asked if the Association can require that dormers be removed. The survey taken last year reflected about a 50/50 split between owners that preferred to retain the dormers versus owners that simply prefer to remove the dormers. The Board doesn't think it has the authority to require removal of the dormers. Sue Miller stated that a new roof that retains the dormer is unsightly. Many others agree. The dormer can later be removed, but it would be expensive. Bryson said the new roofs have a 50-year warranty. Robyn Hall reminded everyone that even those with new roofs and no dormer still have to share in the cost of dormer cover removal and storage each season. Bryson once again reiterated that the dormer covers serve no purpose as there is a metal plate and mesh screen behind the dormer to protect it. Mac McLeod observed that the Lodges actually sealed their dormers, which results in no ventilation.

Motion: A motion was made by Mac McLeod to remove the dormer covers. Robyn Hall seconded the motion. An emotional discussion followed because some owners are concerned that removing the covers could cause damage. Bob Smith therefore amended the motion to still allow individual owners to retain the dormer covers. However, any owner retaining the dormer cover would bear all costs of putting up the dormer cover, taking down the dormer cover, and storing the dormer cover. Motion carried.

The dormer cover discussion continued beyond the vote because a few owners have had water damage and stains in the past that they attributed to rain or snow entering the unit when the dormer was uncovered. Sue Miller shared her experience,

which led to Freddy Wallin rebuilding her dormer. Thus, she won't remove her dormer cover until someone inspects her dormer. Bryson explained that it is more likely that the leaks have been caused by valleys that were incorrectly installed that have trapped water inside the valley. Suzanne Perritt was here when the units were constructed. She said they used three different contractors, therefore many of the attics are different. Some of the attics have more space than others. Bryson agreed and explained that he uses a peel and stick water barrier on his roofs. Regarding costs, Bryson said that if he can install the roofs in the off-season he can honor last year's price. Bryson pointed out that most of the chimneys will need to be replaced. Carolyn Traylor asked if the roofing information could be shared. Bob Smith will send Bryson's roof inspection report. Bryson will also send an update from a cost perspective. Nancy asked everyone to use the roof application to ensure consistency in material and color. Note that there is another company that has access to the same roofing materials. Owners are welcome to use any company as long as they meet the Board's guidelines.

Motion: Given the information provided about the ineffectiveness and poor condition/appearance of the dormers, Nancy asked for a motion that all new roofs have to remove the dormers. Mac McLeod moved that all roof replacements require removal of dormers. Cyndy Ouzts seconded the motion. Jim Taylor and Al Jones opposed the motion. All others approved.

Further discussion followed: Ron Metcalf thinks that the issue was not discussed, however he agrees with Mac McLeod's earlier statement; that it's in the Board's prerogative to make this decision. Robyn Hall was confused about the motion. Bob Smith explained that this vote was not taken prior to Kay Brotherton's decision to install a new roof without removing the dormer and the dormer cover, therefore it is important for us to have this discussion now as we are now looking forward to ensure future consistency. Carolyn Traylor suggested that we consider the value of units. Suzanne Perritt said that this further discussion and information has helped her change her mind about the need for the dormers and dormer covers. Robyn agreed that the additional information has been helpful. Ron now feels that it has been discussed enough.

New Business

None

Questions and Answers

Ron Metcalf asked about lawn care and leaves. Since the leaves were not removed at the end of the fall season, the leaves remained and killed the underlying grass. Nancy explained that there was a change in contractors. This will be addressed this year. Nancy has met with Mike from Mountain Top (the landscape service provider). Length of grass, edging and other lawn care elements were discussed. Al Jones brought up tree cutting in the right of way. Others shared stories of burnt grass, or bare dirt. Suzanne Perritt mentioned that grass grows at different rates around her property due to light or rain exposure. Dave Brown, President of the Lodges has also been working with Mountain Top to address landscaping.

Announcements

See above: The BMOA Annual Meeting will be held on Saturday, August 22, 2026 at 9:00 AM at WLCC. Please complete & return your ballots.

Adjournment

A motion was made by Dan Hartley to adjourn. Sue Miller seconded the motion. The meeting was adjourned at 11:54 AM.

Respectfully submitted,

Liza Campa-Flanagan, Secretary Eagles Nest at Wolf Laurel HOA