

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
January 9, 2017-Joy Lutheran Church

Meeting called to order: by Association President Wally Thomas at 6:30 PM

Present:

Board members; Wally Thomas, Rob Gingery, Thad Livingston, and Tony Roles. Operations Manager Mark McAllister, Administrative Assistant Kaye Carleton, and Roy Briley Property Managers Controller Patrick Hammond.

Tyler Harder-Excused absences

Four homeowners were also in attendance.

Previous Meeting Minutes: December 12, 2016 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas

- The 2016 Budget to Actual totals were reviewed
 - Uncollected attorney fees are reflected in the Accounts Receivable total
 - Payroll processing fee was not budgeted for as this fee was not part of the contract with Bonanza
 - Fiscal Management fees are a carryover from unbilled 2015 fees
 - Recovery of the additional unbudgeted audit amount is being sought from Bonanza Realty through the associations attorney
 - Trail maintenance totals exceeded the budgeted amount, additional trees were removed in anticipation of future trail upgrades
 - The generated available cash is \$64,288 more than the anticipated 2016 budget
- The 2017 Approved Operations Budget was presented
 - The collection costs were added to show a complete picture of accrued cash and expenses

Design Committee: Rob Gingery

- The Design Committee met on November 28, 2016
 - Design Committee meetings have been changed to 6:00 PM

Judicial Council: Tyler Harder

- None at this time

Treasurer: Tony Roles

- Financial Report was given

Secretary: Thad Livingston

- Previous meeting minutes approved, nothing further at this time

Operations/Admin: Mark McAllister

- Collections
 - Discussion on possible changes to the Collection Policy continue
 - If the initial grace period is changed for 45 to 30 days this would need to be relayed to the homeowners prior to implementation
 - Currently the Board has approved a temporary additional late notice after 60 days including a \$50 service fee, allowing homeowners an extended time before accounts are sent to collections
 - The goal is to have accounts current in a shorter time and eliminating the additional expense of attorney fees
 - There is one account which is currently continuing to increase due to attorney fees and non – payment
 - Attorney has requested authorization to begin foreclosure process
 - Motion: Begin the foreclosure process on File #53
 - Discussion: It is not a goal of the association to own real property. Property would be seized to satisfy debt to Eaglewood. Additional fees would be incurred by the association. Can be a lengthy process. The homeowner has not communicated with the Eaglewood office concerning a proposed payment plan. Members of the board would like to review the account ledger. Concerned with the connotations such an action would generate.

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
January 9, 2017-Joy Lutheran Church

- Decision: Continue to entertain the option to foreclose on the property. Inform the homeowner of the possibility. Motion tabled.
- Winter Snowplowing
 - Operations Manager monitors
 - Grader was out on the main roads-scraping
 - Berms were removed
 - Snow storage areas are filling up
- Utility companies damage
 - MEA will be digging up easement along Montague for repairs
 - Companies need to be reminded not to drive or park on the sidewalks
 - This creates a safety concern forcing people to walk in the street
 - Causes damage to Eaglewood property

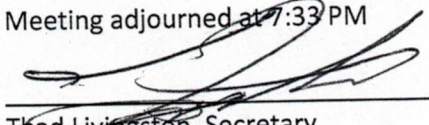
Unfinished Business:

- Increase the amount of late fees/collection policy-tabled
- Compensation for Bonanza Realty for Financial Rebuild-tabled waiting for update from attorney
- Date of 2017 Annual meeting-tabled

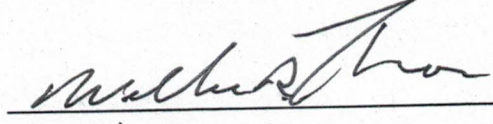
New Business:

- 2017 Capital Projects List
 - Proposed projects were presented
 - Long Range Planning Committee meets on January 26th, 2017 to finalize proposed capital improvements

Meeting adjourned at 7:33 PM


Thad Livingston, Secretary
Signature/Date

13-FEB-17


Approved
Signature/Date

2-13-17

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
January 9, 2017-Joy Lutheran Church

- Decision: Continue to entertain the option to foreclose on the property. Inform the homeowner of the possibility. Motion tabled.
- Winter Snowplowing
 - Operations Manager monitors
 - Grader was out on the main roads-scraping
 - Berms were removed
 - Snow storage areas are filling up
- Utility companies damage
 - MEA will be digging up easement along Montague for repairs
 - Companies need to be reminded not to drive or park on the sidewalks
 - This creates a safety concern forcing people to walk in the street
 - Causes damage to Eaglewood property

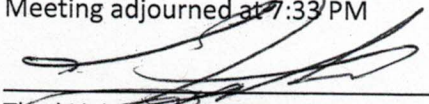
Unfinished Business:

- Increase the amount of late fees/collection policy-tabled
- Compensation for Bonanza Realty for Financial Rebuild-tabled waiting for update from attorney
- Date of 2017 Annual meeting-tabled

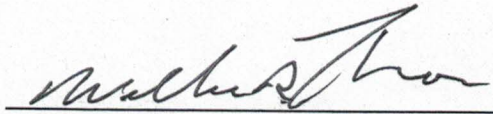
New Business:

- 2017 Capital Projects List
 - Proposed projects were presented
 - Long Range Planning Committee meets on January 26th, 2017 to finalize proposed capital improvements

Meeting adjourned at 7:33 PM


Thad Livingston, Secretary
Signature/Date

13-FEB-17


Approved
Signature/Date

2-13-17

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
February 13, 2017-Eaglewood Work Center

Meeting called to order: by Association President Wally Thomas at 6:30 PM

Present:

Board members; Wally Thomas, Tyler Harder, Thad Livingston, and Tony Roles. Operations Manager Mark McAllister, Administrative Assistant Kaye Carleton.

Rob Gingery -Excused absence

Previous Meeting Minutes: January 9, 2017 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas

- 2017 Capital Projects
 - Presented two recommendations from the Long Range Planning Committee
 - There is proposed work on Andreanof Drive to restore the swale and sidewalk, add additional lighting and install 320' of underground drainage to include two catch basins. It was the opinion of the committee that the road be resurfaced at this time to avoid future disruptions to the residents. There will also be a savings by eliminating the need for additional mobilization of equipment.
 - Discussion: The drainage problems have been identified as an area which needs to be addressed in preservation of the infrastructure. There is concern of the risk of spending in the excess of \$500,000 in one season. Even with spending more in 2017 the carry-over reserves would still be above \$400,000 prior to the 2018 capital expenditures. The postponing of some projects could allow for the proposed projects to Andreanof to be completed in one season. The board has a fiscal responsibility to uphold. Allowing for flexibility in spending from year to year has proven successful in the rebuilding of problem areas of Eaglewood infrastructure. The committee evaluates recommendations from previous studies and general condition of areas when formalizing proposed capital improvements. Wally will update the Capital Budget for consideration of projects at the March board meeting executive session.-tabled
 - Community Newsletter
 - Propose the Board Secretary add Vice President of Communication to responsibility
 - Motion: Position of Board Secretary has the added responsibility of producing a quarterly newsletter with assistance from the Eaglewood office staff.
 - Vote: Unanimous

Design Committee: Rob Gingery-absent, committee member Thad Livingston briefed

- The Design Committee met on January 30, 2017
 - The Design Committee approved a rewrite of Rule L: Road Edge Markers
 - Motion: Move to adopt the committee approved rewrite of Rule L: Road Edge Markers; to allow approved edge markers be used to mark driveways.
 - Discussion: Concern this will lead to people using road edge markers to identify all paved/concrete areas on properties. Matters which affect the value of homes should be the focus of enforcement. Flexibility should be exercised when setting standards, if changes need to be made should enforcement become an issue; the rule remains a living document.
 - Vote: 3 to 1 Approved

Judicial Council: Tyler Harder

- Nothing at this time

Treasurer: Tony Roles

- Financial Report was given

Secretary: Thad Livingston

- Previous meeting minutes approved

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
February 13, 2017-Eaglewood Work Center

Operations/Admin: Mark McAllister

- Collection Policy
 - Two proposals were submitted, timeline determinations varied
 - Proposal #1-Utilized constant calendar dates
 - Demand Letter-15th day of the second month of the quarter
 - Final Demand Letter-Last day of the second month of the quarter
 - Account forwarded to collection attorney-20th day of the third month of the quarter
 - Proposal #2-Dates change based on number of days in a month
 - Demand Letter-45th day of the quarter
 - Final Demand Letter-60th day of the quarter
 - Account forwarded to collection attorney-80th day of the quarter
 - Motion: Accept proposal #2 as amended (changing wording to reflect 80th day of the quarter rather than 20th day of the third month), effective 3rd quarter July 2017.
 - Vote: Unanimous
- Winter Snowplowing
 - Pleased with overall performance
 - Facebook has been used as an avenue to criticize the contractor, threads were removed

Unfinished Business:

- Compensation for Bonanza Realty for Financial Rebuild- provided attorney with signed contract-tabled
- Date of 2017 Annual meeting-tabled

New Business:

- Homeowner sent a letter of complaint concerning the snow contractor, Wally will respond

Meeting adjourned at 8:21 PM



Thad Livingston, Secretary
Signature/Date

13-MAR-17



Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
March 13, 2017-Joy Lutheran Church

Meeting called to order: by Association President Wally Thomas at 6:31 PM

Present:

Board members; Wally Thomas, Rob Gingery, Tyler Harder, Thad Livingston, and Tony Roles. Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Four homeowners were also in attendance.

Previous Meeting Minutes: February 13, 2017 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas

- Lease renewal for the Eaglewood office
 - The new agreement is for a three year term
 - The monthly rate would remain the same until April 30, 2018
 - The following years include a standard psf increase
 - Motion: Agree to renew the lease at 11915 Lazy Street Suite B according to the terms
 - Vote: Unanimous
- The 2017 Capital Projects-presented
 - Discussion: The current proposed projects total over \$649,000. If the trail project is eliminated for the sake of maintaining a higher reserve balance the total can be reduced to \$524,700 (these figures reflect the total bids plus a 10% contingency). The original dues increase based on studies by an engineer made suggested repair/improvements to protect the infrastructure of Eaglewood. Phase 1 of the five year plan has been completed. In addition to other areas identified by the Long Range Planning Committee. By reducing this year's projects list the established reserve guidelines can be adhered to. The Board will hold a work session to review identified future projects and formulate a timeline. This will be helpful for future project approval. The Board is encouraged to tour the subdivision with the Operation's Manager to view areas after spring break up to further forecast potential project areas. Future forecasting of amounts to spend should contain an annual targeted cap amount. Proper yearly balancing will further eliminate the need for a dues increase in the foreseeable future.
 - Motion: Approve proposed project list 1 through 7 for 2017 capital projects, for a total of \$524,700 which includes a 10% contingency. Revisit the possibility of completing project number 8 later in the season, should the funds be available.
 - Vote: Unanimous

Design Committee: Rob Gingery

- The Design Committee met on February 27, 2017
 - Briefed on meeting
 - Violations have slowed down, fewer second notice were reviewed
- Tony Roles resigned from the Design Committee, feels two Board members on the DC is sufficient, he can better serve at the Board level

Judicial Council: Tyler Harder

- None at this time

Treasurer: Tony Roles

- Financial Report was given

Secretary: Thad Livingston

- Previous meeting minutes approved
- Newsletter was presented
 - Newsletter will be included with the April dues statements sent by Roy Briley Property Managers

Operations/Admin: Mark McAllister

- Collections
 - Collection Policy timeline reviewed
 - Revision was presented for clarity and consistency in reference to deadline dates
 - Motion: Reconsider changing of published version of the collection timeline to reduce confusion

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
March 13, 2017-Joy Lutheran Church

- Vote: Unanimous
- Snow Removal
 - Satisfied with results of the two contractors servicing Eaglewood


New Business:

- None

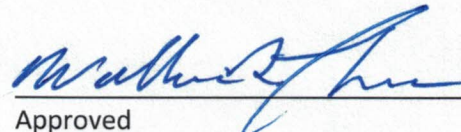
Unfinished Business:

- Compensation from Bonanza Realty for Financial Rebuild-tabled
- Date of 2017 Annual Meeting-tabled

Meeting adjourned at 7:36 PM

 10-Apr-17

Thad Livingston, Secretary
Signature/Date

 4-10-2017

Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 10, 2017-Eaglewood Work Center

Meeting called to order: Association President Wally Thomas at 6:33 PM

Present:

Board members; Wally Thomas, Rob Gingery, Tyler Harder, Thad Livingston, and Tony Roles. Association Operations Manager Mark McAllister, Administrative Assistant Kaye Carleton and Controller for Roy Briley Property Managers Patrick Hammond.

Previous Meeting Minutes: March 13, 2017 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas

- Homeowners on Balandra Circle shared a drainage concern
 - Water due to natural break-up had risen over the crest of the drainage ditch
 - Water was flowing on to their property from the ditch on Montague Drive
 - The homeowners had previously experienced a similar situation which they felt they had remedied
 - Homeowners provided a video of the water flowing through their property
 - An Engineer has been hired by the homeowners to identify the problem and suggest a fix, they will supply the results of the report to the Board, through the office
 - The homeowners would like the problem fixed so they can sell the house with a good conscience
 - Swale was rebuilt in 2007 and is functioning properly
 - Shed on property may be preventing the water from running away from the house
 - The association is not at fault as the Board feels the problem was related to fast melting
 - Fix would need to be defined in respect to all homes in the area
 - Snow removal management could possibly mitigate the problem if the timing is right
- Homeowner in collections reached out to the Board to resolve her overdue account
 - Discussion: The homeowner does not reside in Eaglewood; her home is occupied by her daughter and son in law. The 2016 1st quarter dues were not received; the occupants and owner claim the dues were paid in cash to the association office. They were unable to produce a receipt for this transaction. It is not customary to provide account information to anyone other than the owner. The homeowner has refused to update her mailing address with the association. Attorney fees are paid by the association upon receipt. As a courtesy to the homeowner the Board could remove the late fees from the account.
 - Motion: Contact homeowner to inform her that the Eaglewood late fees will be removed provided she brings her account current including attorney fees by May 15th. She will also be required to provide her mailing address per the association bylaws.
 - Vote: Unanimous

Design Committee: Rob Gingery

- The Design Committee met on March 27, 2017
 - Briefed on meeting
 - There are homeowners interested in joining the committee.
 - The committee continues to look at the length of time extended for holiday decorations.

Judicial Council: Tyler Harder

- None at this time

Treasurer: Tony Roles

- Financial Report was given

Secretary: Thad Livingston

- Previous meeting minutes approved

Operations/Admin: Mark McAllister

- Collections
 - The collection process is going well, number of homeowners currently in collections has declined
- 2017 Budget to Actual
 - Quarterly figures were reviewed
- Storm Drains

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 10, 2017-Eaglewood Work Center

- Several drains are frozen
- Inability to locate a company that can bring in a steam truck has made the thawing process more extensive
- Additional areas may benefit from the installation of a heat trace
- Wintergreen
 - Winter Road Maintenance is going ok, there is room for improvement
 - Items for consideration for future contracts
 - Amount of available equipment
 - Response time
 - Monitoring process
 - Bids from other contractors are always considered

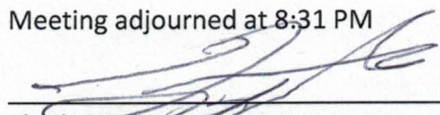
Unfinished Business:

- Compensation from Bonanza Realty for Financial Rebuild waiting for recommendation from Todd Timmermans
- Date of 2017 Annual Meeting will remain as originally scheduled

New Business:

- Required Minimum Capital Reserve Carryover
 - Patrick is looking at a different calculation approach due to the volume of infrastructure in Eaglewood
- Drainage concern-residence on S Mitkof
 - Problem was remedied with the use of sandbags to divert water
 - Suggest homeowner eliminate the drain to avoid future issues

Meeting adjourned at 8:31 PM



Thad Livingston, Secretary
Signature/Date

8-May-17



Approved
Signature/Date

5/8/17

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
June 12, 2017-Eaglewood Work Center

Meeting called to order: by Association President Wally Thomas at 6:26 PM

Present:

Board members: Wally Thomas, Rob Gingery, Tony Roles and Thad Livingston
Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton
Homeowner Sue May attended upon the request of the Board
Excused Absence- Tyler Harder

Previous Meeting Minutes: May 8, 2017 Board of Directors' Meeting Minutes were approved.
May 8, 2017 Board of Directors' Executive Session Minutes were approved.

Reports of Officers:

President: Wally Thomas

- Trail Safety-Sue May
 - Due to the recent sightings of wildlife in the subdivision the homeowner reached out to the Board
 - Mrs. May works part time at the Eagle River Nature Center and gives wildlife safety talks routinely
 - Eaglewood has many natural areas
 - Use of all natural areas is at the individuals own risk
 - Providing wildlife education to Eaglewood residents could prevent encounters
 - Sue has volunteered to assist in educating residents
 - Suggested forms of education
 - Mailing/Newsletter Spring 2018
 - Would not reach all residents
 - Door hangers in March of 2018 advising residents to be safe on trails
 - Signs posted-Please use our trails with respect to wildlife
 - Board will look at use of signage-open awareness
 - Post link on the website to Alaska Fish & Game
 - Invite Fish & Game to the annual meeting
- Misuse of Common Area
 - A complaint in reference to placement of a basketball standard from a homeowner was reviewed
 - The Board did not feel a violation existed-email will be sent to the homeowner
 - Homeowner also feels the neighbors are loud in the evening-referred them to APD
- Guardian Security
 - Board reviewed an email from a homeowner concerned about the lack of response by the security officer
 - The Board President shared his response to the homeowner assuring them the officer is aware of his duty responsibilities
 - Also reminding the individual that the guards are monitors not peace officers
 - The entire Board felt no further action was necessary
- Homeowner in Collections
 - The homeowner's account was sent to the collections attorney in September of 2016 for unpaid dues
 - Homeowner is asking for forgiveness of attorney fees
 - Homeowner is responsible for all attorney fees
- Capital Reserves
 - Presented a Mid-year Analysis for Capital Project Expansion
 - Costs of current projects are coming in under budget
 - Wally proposes work be done to the trail by Lowrie Loop for which a bid has already been received
 - Motion: Approve additional 2017 Capital Project-replacement of the trail by S Lowrie Loop to Neumann Circle.

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
June 12, 2017-Eaglewood Work Center

- Discussion: The intent of capital reserves is for repairs/replacement of infrastructure. The cost of the additional project does not cause the reserve balance to go below the approved \$450,000 carry over amount. Repair of the trail will complete the suggested long range work in that section of the subdivision. The only additional work to consider is the addition of a speed hump on Eaglewood Loop. This area is a high density area for both vehicles and pedestrians/bicyclists. Cost of speed hump would be under the 10% contingency for the trail project which a bid has already been received for.
- Amended Motion: Approve additional 2017 Capital Project-replacement of the trail by S Lowrie Loop to Neumann Circle. With the addition of a low profile speed hump on Eaglewood Loop not to exceed \$5000.
- Vote: 3 in favor 1 opposed

Design Committee: Rob Gingery

- Design Committee met May 30, 2017
 - Briefed on meeting
 - The current policy allows a violation to be noted but notices are sent only if seen again in six months-one off
 - The committee has been looking at the effects of this practice in reference to seasonal items not being corrected in a timely manner
 - Homeowners can take advantage and game the system
 - An inspection for fence needs stain and/or repair
 - There was discussion of the untreated now greying fences which were allowed
 - This is in fact not stated as a rule and there is nothing in the subdivision that is "grandfathered"
 - Private Area Not Maintained-unstained fences would be enforceable
 - Phone calls from homeowners
 - Some homeowners lash out at the Eaglewood office for the notices of violations
 - The staff will contact MTA to see if a service for recording phone calls is available

Judicial Council: Tyler Harder

- Excused absence nothing reported

Treasurer: Tony Roles

- Financial Report was given
- Accounts Receivables continue to improve

Secretary: Thad Livingston

- Previous meeting minutes approved
- Newsletter
 - Draft copy was presented
 - Newsletter will be sent out with the 3rd Quarter statements

Operations/Admin: Mark McAllister

- Collections
 - There are currently 17 accounts in collections
- Summer projects
 - Updated progress of current projects
 - All projects are under budget
 - Propose the installation of a heat trace to the trail behind Kanaga where work was done last year
 - Snow melt caused damage to the drainage outfall
 - Additional funds would not need to be approved for this project-money would come from the approved Capital Projects Budget

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
June 12, 2017-Eaglewood Work Center

- Motion: Approve the installation of a heat trace in the trail outfall behind Kanaga
- Discussion: A bid of \$5285 has been obtained
- Vote : Unanimous
- Summer Crew
 - It is a small crew this summer, hard to locate 16 year olds who are willing and available to work
- Trees along Eaglewood Loop
 - Wally and Mark will identify some trees that are causing damage to fences for removal
 - Homeowners will be notified before trees are removed


New Business:

- Moto-cross bikes are being driven up from the Alpenglw neighborhood and driven on the trails
 - Debris from trees has been stacked at trail entrance to prevent this type of activity
 - Mark will check out the area

Unfinished Business:

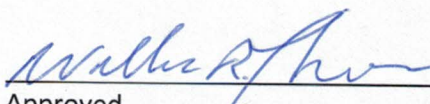
- Compensation from Bonanza Realty for Financial Rebuild
 - Tyler and Wally are working on a demand letter to send to Bonanza
- IRA for Eaglewood office staff
 - The employees have requested the Association obtain simple IRA's to reduce their taxable income
 - Patrick will inquire if SurePay has an option
 - Wally will check with Cathleen Hahn's office to confirm this is acceptable with the tax code
- 2017 Annual Meeting
 - A reminder will be added to the 3rd quarter to remind homeowners that proxies are needed to reach a quorum
 - Postage for return proxy notices-add to July 10th Board of Director's meeting

Meeting adjourned at 8:15 PM



Thad Livingston, Secretary
Signature/Date

10-JUL-17



Approved
Signature/Date

July 10, 2017

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
July 10, 2017-Joy Lutheran Church

Meeting called to order: by Association President Wally Thomas at 6:30PM

Present:

Board members: Wally Thomas, Tony Roles, Tyler Harder and Thad Livingston
Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton
Roy Briley Property Managers: Patrick Hammond and Veronica Vakalis
Visitors: John__ Manager Eagle River Walmart

Cory__Alaska Fish and Game

Eight homeowners were also in attendance.

Excused Absence: Rob Gingery

Previous Meeting Minutes: May 8, 2017 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas

- John__-Walmart
 - Expressed gratitude for the Eaglewood homeowners and their understanding during the recent paint change to the Eagle River Walmart, the situation was resolved quickly.
 - Shared some upcoming features the store will be offering
- Garbage and Trash
 - Cory—Alaska Fish and Game
 - There has been a lot of bear activity in Eaglewood
 - Bears have been seen getting into garbage containers and bird feeders
 - The Municipal code states trash containers can only be out the day of collection
 - Fish and Game can assess a fine for negligent feeding of wildlife
 - The municipal code states trash containers must be out of public view
 - The Eaglewood trash can rule states garbage cans can only be put out 12 hours before and after collection.
 - This rule was designed for appearance purposes of the neighborhood.
 - It was suggested the association could enforce the municipal code during peak times of bear activity.
 - Enforcement would create additional expenses
 - The safety of the neighborhood is a concern as it appears there is greater bear activity
 - The Board is reluctant to assume a role of handling all problems
 - The Municipality of Anchorage and the State of Alaska already have codes and control measures in place
 - The Alaska Department of Fish and Game offers education assistance
 - Motion: Utilize Fish and Game flyers to help education homeowners.
 - Vote: Unanimous
- Dangerous Dogs
 - A homeowner had contacted the Board via email with a concern of dangerous dogs in the neighborhood
 - Currently animal management is referred to Animal Control
 - Animal Control is responsive and has manpower and systems in place

Design Committee: Rob Gingery-excused absence

- The Design Committee met on June 26, 2017
 - Thad Livingston briefed on meeting
 - Continuing to look at the 'one offs' process
 - Decision made to forgo creating a rule for the display of holiday decorations
 - Enforcement will continue under Private Area Not Maintained should they become unsightly
 - Reviewed the garbage can rule in relation to the Municipal code

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
July 10, 2017-Joy Lutheran Church

- Comfortable with the current rule and enforcement

Judicial Council: Tyler Harder

- An appeal was overturned due to time constrictions to reach compliance prior to assessment

Treasurer: Tony Roles

- Financial Report was given
 - Accounts Receivables continue to improve
- The quarterly operating budget to actual was reviewed

Secretary: Thad Livingston

- Previous meeting minutes approved

Operations/Admin: Mark McAllister

- Collections
 - There are currently eight active accounts in collections
 - Payment plans have been set up with four homeowners in effort to stop legal actions and bring accounts current
- Summer projects
 - Briefed on status of current projects
- Summer Patrol
 - Guardian Security monitoring is going well
 - Provides deterrent

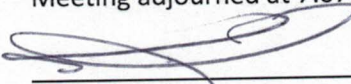
New Business:

- New business is deferred to executive session

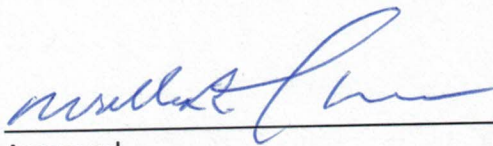
Unfinished Business:

- Compensation from Bonanza Realty for Financial Rebuild
 - Two lawyers have been contacted neither are interested in the work due to the amount of the compensation
 - Recommend the Board send their own demand for funds spent recreating financials for the association

Meeting adjourned at 7:07 PM


Thad Livingston, Secretary
Signature/Date

22-Aug-17


Approved

Signature/Date 8-22-2017

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
August 22, 2017-Eaglewood Work Center

Meeting called to order: by Association President Wally Thomas at 6:35 PM

Present:

Board members: Wally Thomas, Rob Gingery, and Thad Livingston
Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton
Excused Absence- Tyler Harder and Tony Roles

Previous Meeting Minutes: July 10, 2017 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas

- Social Media Policy
 - The Current Social Media Policy was adopted in October 2014
 - Policy needs to be posted on the Eaglewood website
- The Eaglewood Community Facebook group is not HOA sanctioned
 - The Communication Committee set up the page as a source for residents to share information
 - It is currently being actively managed by the Operations Manager and a homeowner
 - It is a private page and it is not necessary to make any changes to the Social Media Policy in reference to the page
- Compensation from Bonanza Realty for Financial Rebuild
 - An affidavit is being prepared to file in small claims court

Design Committee: Rob Gingery

- Design Committee met July 31, 2017
 - Briefed on meeting
 - A homeowner had placed fence post in their yard prior to receiving approval from the Design Committee
 - The posts were placed beyond the residence living space
 - Claimed he was replacing the posts with what was originally there when the property was purchased
 - As cited in the PC&R's "The Design Committee will be responsible for the approval of plans and specifications for the development of private areas, and for the promulgation and enforcement of the Rules and Regulations governing the use and maintenance of private areas and improvements thereon."
 - After reviewing the information the Board decided there was no need to override the decision of the committee.

Judicial Council: Tyler Harder

- Excused absence nothing reported

Treasurer: Tony Roles

- Financial Report was given by Mark in Tony's absence
- Accounts Receivables continue to improve

Secretary: Thad Livingston

- Previous meeting minutes approved
- Newsletter
 - Newsletter will be sent out with the 4th quarter statements

Operations/Admin: Mark McAllister

- Collections
 - There are currently 16 accounts in collections; 4 on hold due to payment plans
- Summer projects are complete
 - All invoices have been paid with the exception of some additional electrical work

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
August 22, 2017-Eaglewood Work Center


Unfinished Business:

- Balandra property affected by swale filling during break up
 - A consideration in the 2018 Capital Projects could be build up the swale in a robust fashion
 - The homeowners would need to be engaged in the project as the responsible party to remove their fence so the project could be completed
- 2017 Annual Meeting
 - A request will be made for Briley to have 3 representatives present to assist where needed

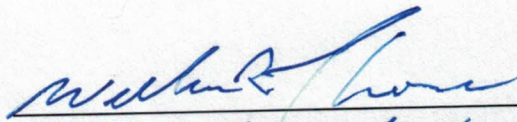
New Business:

- Letter from homeowner was discussed, they are currently in collections, she feels this is in error
 - After reviewing the ledger it was determined that Wally will address her concerns in an email stating the account balance is accurate and needs to be paid
- A homeowner has requested the Board meet with her to discuss her ledger as she feels it is inaccurate
 - She will be invited to the October 16th Board meeting

Meeting adjourned at 8:18 PM



Thad Livingston, Secretary
Signature/Date 16-OCT-2017



Approved President
Signature/Date 10-16-17

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS EXECUTIVE MEETING MINUTES
October 16, 2017-Eaglewood Work Center

Meeting called to order: by Association President Wally Thomas at 6:31 PM

Present:

Board members: Wally Thomas, Rob Gingery, Tyler Harder, Tony Roles and Thad Livingston
Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton
Roy Briley Property Managers- Patrick Hammond

Previous Meeting Minutes: August 22, 2017 Board of Directors' Meeting Minutes were approved
September 11, 2017 Annual Meetings will be reviewed by the Board for approval at the
November 13, 2017 meeting

Reports of Officers:

President: Wally Thomas

- Board Positions 2017-2018
 - Current Board positions will remain the same by consensus of the Board
- Motion: Send a thank you to Ty Johnston for his contribution to the Design Committee
- Vote: Unanimous
 - Wally will draft a letter
 - Draft will be retained for similar uses in the future
- Annual Meetings and Elections
 - Motion: Move the next Annual Meeting and Election to May 14, 2018 and hold it in May going forward
 - There are fewer conflicts in the spring
 - The change would need to be well advertised
 - Terms will follow this schedule
 - Vote: Unanimous
- Long Range Planning Committee
 - The committee met September 28, 2017
 - The committees feeling is the priority for the 2018 projects should be to complete the green belt trail replacements to include conduit for lighting system be installed
 - Rob expressed concern of the condition of the sidewalk on Babroff Drive
 - It is included in the 5 year plan
 - The committee will meet in January to finalize the 2018 projects to present to the Board for approval
- Affidavit for compensation from Bonanza Realty for Financial Rebuild
 - There is a packet available on line to file in small claims court
 - Wally will complete this
- Matrix for Insurance
 - Procedures need to be established to prevent any lapses or rushed approvals
 - Tony is requiring Briley supply renewal information be available for review in the following intervals
 - 6 months, 3 months and 1 month

Design Committee: Rob Gingery

- Design Committee met September 25, 2017
 - Briefed on meeting
 - Two homeowners were present
 - One had submitted an application for a gravel parking pad behind his fence
 - This application was denied
 - The PC&R's do not support parking on an unpaved surface

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS EXECUTIVE MEETING MINUTES
October 16, 2017-Eaglewood Work Center

- One had a Notice for Private Area Not Maintained-driveway needs repair
 - He was advised to submit a plan for driveway renewal
- Two rule revisions were presented
 - Fence Rule
 - Discussion: In reference to requiring a gate be installed if the fence line terminates prior to the nearest HOA improved area, allowing the homeowner access to maintain that area.
 - Is it within the authority to require a gate, versus suggesting it would ease in the maintenance of the area behind the fence which is the homeowner's responsibility?
 - Gate installation would be required for all new fence projects
 - Sign Rule
 - Motion: Move to ratify sign rule rewrite as presented
 - Vote: Unanimous

Judicial Council: Tyler Harder

- A letter was received at the annual meeting from a homeowner seeking relief from an invoice issued by the association for removal of grass clippings deposited on the mailbox stand in the homeowner's yard.
 - Homeowner was refusing to pay and a fee was added to the account
 - Tyler stated the time for the Judicial Council to review had lapsed as the invoice was over a year old
 - Board approval would be needed for the Council to review
 - Per Article V.I of the PC&R's, the association has authority to invoice for damage caused by an owner or occupant
 - After review it is the opinion of the Board that the invoice stands as is; the homeowners need to be held accountable for the \$50 fine
 - Additional late fees could be removed
- 3 appeal packets were given to Tyler for Judicial Council decisions
- The Board was briefed on the contents of an appeal packet

Treasurer: Tony Roles

- Financial Report was given
- 3rd Quarter Budget to Actual was reviewed

Secretary: Thad Livingston

- Previous meeting minutes approved
- Newsletter
 - Suggestions for the 1st quarter 2018 newsletter were offered

Operations/Admin: Mark McAllister

- Collections
 - Accounts Receivable less the accounts in collections is \$5190
 - There are currently 15 accounts in collections; 1 on hold due to a payment plan
 - There are 5 accounts that the association has been granted judgment
 - Mark will detail further efforts that can be made to resolve the accounts at the November 13, 2017 Board meeting
- 2018 Operating Budget
 - Finance Committee will meet November 7, 2017
 - 2018 Operating Budget will be presented at the December 11, 2017, Executive meeting


Unfinished Business: None

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS EXECUTIVE MEETING MINUTES
October 16, 2017-Eaglewood Work Center

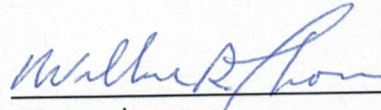
New Business:

- Responses from Briley's office
 - The Board stressed the need for good communication and response to all inquiries

Meeting adjourned at 8:14 PM



Thad Livingston, Secretary
Signature/Date 13-Nov-17



Approved
Signature/Date 11/13/2017

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
November 13, 2017-Joy Lutheran Church

Meeting called to order: by Association President Wally Thomas at 6:30PM

Present:

Board members: Wally Thomas, Tony Roles, Rob Gingery and Thad Livingston
Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Four homeowners were also in attendance.

Excused Absence: Tyler Harder

Previous Meeting Minutes: September 11, 2017, Association Annual Meeting and October 16, 2017, Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas-nothing to report

Design Committee: Rob Gingery

- Reported on the October 30, 2017 Design Committee Meeting
 - Two homeowners attended to discuss notices of violations
 - The committee agreed the violations did exist
 - Committee member Thad Livingston followed up with the homeowner
 - Sign Rule
 - The sign rule was amended so security signs can be posted utilizing the post that is attached to the sign, provided the sign is against or affixed to the dwelling or fence

Judicial Council: Tyler Harder

- Excused absence
- There are appeals pending; waiting on a response from one of the council members to determine actions

Treasurer: Tony Roles

- Financial Report was given

Secretary: Thad Livingston

- Previous meeting minutes approved
- Looking for input for the 2018 1st quarter newsletter

Operations/Admin: Mark McAllister

- Collections
 - There are currently thirteen active accounts in collections
 - Payment plans have been set up with two homeowners in effort to stop legal actions and bring accounts current
 - Exploring collection options for the properties that the association has already been granted default judgment
 - Homeowner Loretta Buckley was invited to the December Board meeting to offer guidance, as this is an area she is well familiar with
- Winter Road Maintenance
 - The contract has been signed

Unfinished Business:

- Compensation from Bonanza Realty for Financial Rebuild
 - Wally is currently drafting an affidavit to file in small claims court for \$10,000
- Fence Rule-Deferred to Executive Session


New Business:

- Invoices for damages to Eaglewood property appeals-tabled
- 2018 Meeting Schedule was presented
 - The Eaglewood Association Annual Meeting has been moved to the second Monday in May
 - The May Design Committee Meeting has not yet been determined due to the Memorial Day Holiday, this will be decided at the November Design Committee meeting
 - Motion: Adopt the 2018 meeting schedule as presented
 - Vote: Unanimous

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
November 13, 2017-Joy Lutheran Church

- Homeowner Lisa Silance presented a request for sponsorship for the ERHS Wolves Hockey Program
 - Discussion: This could generate positive attention. Donating to an organization would set precedence. Audit committee should review to determine if sponsorship could be added to the budget. A policy for allocation would need to be created.

Meeting adjourned at 7:12 PM

 11-DEC-17

Thad Livingston, Secretary
Signature/Date

 12-11-2017

Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS EXECUTIVE MEETING MINUTES
December 11, 2017-Eaglewood Work Center

Meeting called to order: by Association President Wally Thomas at 6:30 PM

Present:

Board members: Wally Thomas, Rob Gingery, Tyler Harder, Tony Roles and Thad Livingston
Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton
Roy Briley Property Managers- Patrick Hammond
Invited Guest-Eaglewood Homeowner Loretta Buckley

Previous Meeting Minutes: November 13, 2017 Board of Directors' Meeting Minutes and the November 13, 2017 Executive Session Minutes were approved.

Reports of Officers:

President: Wally Thomas

- Collections
 - Loretta Buckley was invited for a discussion on the collection options as an employee of North Country Process, Inc.
 - Discussion: Eaglewood Association, Inc. had previously utilized the services of North Country in the collection process. Mortgagees are refusing to pay off on a lien; the attorney has been filing for default judgment. This process can get very expensive. All incurred legal fees are added to homeowner accounts. Judicial foreclosure may be the only option to recover amounts due to the association.
 - Recommendation: Ms. Buckley would like to see the following methods of collection; levy PFD's. Perform mass bank sweeps. Both options would be less of a financial burden to the delinquent accounts.
- 2018 Proposed Capital Projects
 - The Long Range Planning Committee's feeling is to focus on trail rehabilitation; it is prudent to include lighting upgrades at the same time.
- Sponsorship for the ERHS Wolves Hockey Program
 - Currently there is no line item in the budget for donations
 - The board determined the association is not in the business of collecting money for the purpose of donating it

Design Committee: Rob Gingery

- Design Committee met November 27, 2017
 - Briefed on meeting
 - Two homeowners were present
 - One was concerned about the violation timeline
 - Violation was corrected no action taken
 - One had received a notice for a large section of a wood and miscellaneous tools on the side of her house
 - Rob will contact the homeowner concerning proper storage
 - Antlers mounted on homes
 - The inspector has been capturing them on inspections
 - Discussion: It was determined that displaying more than one set of antlers could affect the esthetics of the neighborhood. As they weather they could become unsightly. Previous boards had determined antlers could only be used in landscaping.
 - It was the sense of the board that one set could be allowed

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS EXECUTIVE MEETING MINUTES
December 11, 2017-Eaglewood Work Center

- Siding
 - Committee member brought concern of siding buckling at the joints
 - There was concern that the approved products were not holding up and may be approved again.
 - Discussion: It is unknown when the siding was installed. There are other structural inadequacies with these homes which may be contributing factors. Design Committee members are not qualified to determine the quality of specific products. The role of the committee is to determine if the appearance of the requested materials maintains the esthetics of the neighborhood.
- A member of the committee is asking that the trailer rule be revisited. Changes will be suggested at the next DC meeting.

Judicial Council: Tyler Harder

- There are currently eight appeals pending Judicial action
 - Limited availability of council members required them to communicate through email
 - Four appeal packets and judicial decisions were available for discussion.
 - Discussion: There needs to be a balance between the Design Committee and Judicial Council. It is the feeling of the VP for Judicial that the council should vie to benefit the homeowner, affording fairness and reasonableness, admittedly applying feelings in evaluating the factual fairness of a situation. Process should not be set up to make it look like the Design Committee is making the unpopular decisions. The Judicial Council's function is to provide an opportunity to hear the homeowner's grievance. Design rules should be applied in judicial decision making. The Judicial Council feels if there are any "mistakes or errors" of the Design Committee, the front office, or the Association should be held against the Association. If the process is unclear in an appeal packet additional information should be requested from the office. This isn't a case of the Judicial Council taking sides. The front office and the Design Committee are not on trial... but the homeowner essentially is. If we find the homeowner "not guilty" of a violation, that does not mean we have determined the Design Committee and/or the front office is guilty.
 - Appeal decisions were tabled until Rob and Tyler can have a discussion on some concerns of the verbiage of the letters.
 - The objective of the process needs to be compliance.
- Invoice Appeals Review
 - Tyler would like to confirm the homeowners who were invoiced receive due process. The Board will write a policy to implement invoicing for damage to Eaglewood properties.

Treasurer: Tony Roles

- Financial Report was given
- 2018 Operating Budget
 - The budget was presented
 - Motion: Approve the 2018 Operating Budget as presented with the year changed to 2018
 - Vote: Unanimous

Secretary: Thad Livingston

- Previous meeting minutes approved
- 4th Quarter Newsletter will be submitted to the office

Operations/Admin: Mark McAllister

- Collections-nothing more at this time

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS EXECUTIVE MEETING MINUTES
December 11, 2017-Eaglewood Work Center

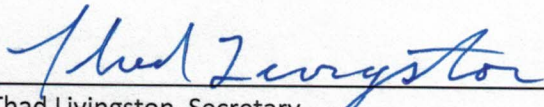
Unfinished Business: None

- Matrix for Insurance-tabled
- Affidavit for compensation from Bonanza Realty for Financial Rebuild-tabled

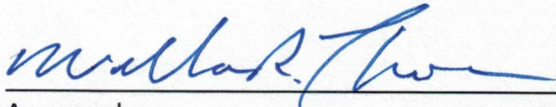
New Business:

- Office Closures
 - It was suggested the Eaglewood Website could be used to post times when the office is closed, Holidays etc.
 - Currently, signs are put in the office window for Holiday closures. A clock style sign is used for situations during the business day when no one is in the office.

Meeting adjourned at 9:32 PM



Thad Livingston, Secretary
Signature/Date 2-8-2018



Approved
Signature/Date 1-8-2018