

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 13, 2020 – Joy Lutheran Church

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance, Tyler Harder, Laura Friesen and Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Three homeowners were also present.

Meeting called to order: by Association President Taylor Sjostrand at 6:33PM

Previous Meeting Minutes: December 9, 2019 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

- Roy Briley Association Management Contract
 - There has not been a new contract with Briley since the original agreement which was signed in 2016
 - The Eaglewood Office and Jason Sarate from Roy Briley have been updating the contract
 - It will be sent out via email for Board review before it is signed
 - Homeowners can review the signed contract by scheduling a meeting at the Eaglewood Office

Design Committee: Lisa Silance

- The committee met on December 10, 2019
- A homeowner attended to discuss a fence he was installing
 - He had not received prior approval
 - He will take the fence down immediately and follow the proper process in the spring
- The Committees next meeting is January 27, 2020

Judicial Council: Tyler Harder

- Trees and Stumps/Beetle Kill Spruce
 - Working on the language for a potential rule
 - Discussion: Unsure if the association should take that much control of how people use their yard. The height of the stump could be used in determining a rule. A homeowner present shared that his resale certificate in 1991 stated three trees in the front yard had to be removed and stumps had to be removed to grade. The opinion of the Design Committee is the stump is part of the tree. The PC&R's state that all private areas must be maintained in such a manner as to not becoming unsightly. Beetle kill spruce and other dangerous trees need to be removed. Design Committee could make determinations on a case by case basis. Lisa's concern is the decision of the committee will be overruled. Tyler feels it is healthy that the Judicial Council and the Design committee don't always agree. If the Design Committee views it as unsightly the homeowner can either conform or disagree.
 - Tyler will compile his findings to show why he feels that there are enough rules in place to make determinations on stumps.

Treasurer: Laura Friesen

- Financial Report was given
- 2019 Budget to Actual was reviewed

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 13, 2020 – Joy Lutheran Church

Secretary: Adam Gabrielson

- Newsletter
 - A newsletter was mailed with the 1st quarter statements
 - Comments have been favorable

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 14 accounts in collections with a combined total of \$15,187.40 owed to the association
 - 3 lawsuits filed
 - 3 lenders notified
 - 4 demand letters
 - 1 no action
 - 2 payment plans
 - 1 remove from collections
- 2020 Audit
 - Interviewed a new company, Foster and Company, LLC
 - They have not previously worked with Roy Briley Association Management
 - Pleased with the fact that part of the process includes on site field work
 - Waiting for the letter of engagement
- 2020 Operating Budget
 - Budget was approved by the Board of Directors via email on 12/17/19
- Winter Road Maintenance
 - Taylor and Mark continue to offer suggestions and point out areas of concern
 - All homeowner complaints are referred directly to the contractor

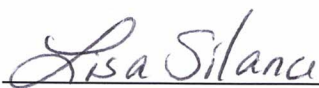
Unfinished Business:

- Communication Committee/PR Volunteer
 - We now have a secretary who can accomplish this

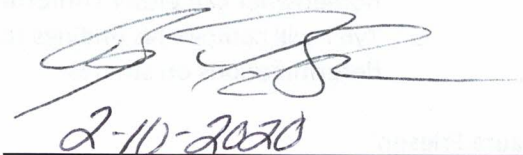
New Business:

- Fence Needs Gate
 - A homeowner installed a fence along a common area without a back gate
 - Discussion: An application to replace the existing fence was approved in 2017. No work was started until 2018. The homeowner received a phone call from the Operations Manager when the work began reminding him that the fence needed to have a back gate installed. A gate was not installed and the fence was completed. The homeowner has received assessments for the fence not having a gate. He is requesting the fence not having a gate be approved and the fines be removed. The fence rule states an access gate must be installed to enable the homeowner to maintain the adjacent grounds.
 - The office will compile an assessment timeline and distribute via email for Board discussion

Meeting adjourned at 8:21PM



Adam Gabrielson/Secretary
Signature/Date


2-10-2020

Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
February 10, 2020 – Eaglewood Office

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance and Tyler Harder

Excused Absence-Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Meeting called to order: by Association President Taylor Sjostrand at 6:38PM

Jason Sarate Controller for Roy Briley was introduced to the Board; he is the new account manager for Eaglewood.

Previous Meeting Minutes: January 13, 2020 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

- Laura Friesen resigned from the treasurers position
- Fence Needs Gate – Not in compliance
 - A Homeowner is requesting he not be required to install a gate in the fence he built in 2018
 - Motion: Leave the fines on the account and require a gate be installed and the front of the fence is stained by July 1st. Upon completion review account to see if any fines could be vacated.
 - Vote: Motion Passed

Design Committee: Lisa Silance

- The committee met on January 27, 2020
- Tree Stumps
 - The Committee agreed to the following statement:
 - It is the recommendation of the DC that when a tree is removed , the tree must either be removed in its entirety (ground out) or be cut to ground level as to where a lawn mower can easily be run across it. Existing tree stumps will be treated in the same manner when they are found upon inspection.
 - This statement will be used as a guideline for the inspection process
 - This statement will be added to the Tree and Stump Removal application

Judicial Council: Tyler Harder

- One Appeal-Private Area Not Maintained-Driveway Needs Repair or Replacement
 - The assessment is suspended until the necessary correction can be evaluated in the spring and work completed in 30-60 days.

Treasurer: Vacant

- Financial Report was given by Mark McAllister
 - Accounts receivable continue to decrease

Secretary: Adam Gabrielson-not present

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 12 accounts in collections with a combined total of \$18,335 owed to the association
 - 3 Lawsuits Filed

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
February 10, 2020 – Eaglewood Office


- 5 Lenders Notified
 - 2 Demand letters
 - 2 On Hold
- 2020 Audit
 - Foster and Company, LLC will be performing the audit
 - Requested items are being gathered by both the Eaglewood Office and Jason Sarate controller at Roy Briley Association Management
- Winter Road Maintenance
 - The association has a 10' snow storage easement on all properties
 - The contractor has been instructed to not plow any further into yards

Unfinished Business:


New Business:

- Garage Door Needs Paint to Match-
 - Home is currently not occupied by the owner
 - Garage panel needs to be painted to match by July 1, 2020
- Follow-Up on Judicial Rulings
 - Lisa would like decisions to be shared with her as a gauge for future actions by the Design Committee

Meeting adjourned at 7:59PM



Adam Gabrielson/Secretary
Signature/Date



Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
March 9, 2020 – Joy Lutheran Church

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance and Tyler Harder

Excused Absence: Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Five homeowners were also present.

Meeting called to order: by Association President Taylor Sjostrand at 6:38PM

Previous Meeting Minutes: February 10, 2020 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

Design Committee: Lisa Silance

- The committee met on February 24, 2020
 - Held discussion on Design Committee items to be included in the 2nd quarter newsletter
- The Committees next meeting is March 30, 2020

Judicial Council: Tyler Harder

- It was previously decided that Judicial decision letters would be shared with the entire board
 - This will be handled through the Eaglewood Office
 - Previous decisions will be reviewed to determine if follow-up action is necessary

Treasurer: Vacant

- Financial Report was given by Mark McAllister

Secretary: Adam Gabrielson

- Newsletter
 - The next newsletter will be included in the 2nd quarter statement

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 14 accounts in collections with a combined total of \$15,367.08 owed to the association
 - 6 lawsuits filed
 - 1 lender requested pay-off
 - 2 on hold
 - 1 payment plan
- 2020 Audit Foster and Company, LLC
 - Work on the audit has begun
- 2020 Capital Projects
 - Bids have been obtained for the projects
 - The Long Range Planning Committee will meet for further discussion

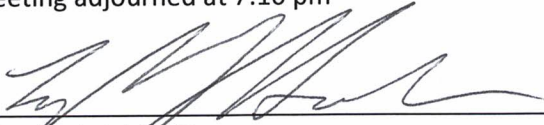
EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
March 9, 2020 – Joy Lutheran Church

Unfinished Business:


New Business:

- Dog Poop on Common Areas
 - The problem continues
 - Areas have been identified where an accumulation exists
 - Evident a dog is allowed to use area without cleaning up after

Meeting adjourned at 7:10 pm



Adam Gabrielson/Secretary
Signature/Date

 6/8/20

Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 6, 2020 – Via Zoom Platform

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance, Tyler Harder and Adam Gabrielson
Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Meeting called to order: by Association President Taylor Sjostrand at 6:32PM

Previous Meeting Minutes: March 9, 2020 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

- HOA Dues Relief
 - To date-no exceptions have been requested
 - Any requests would be handled on a case by case basis
 - There are no municipal mandates that would apply
 - The association should continue with business as usual
 - Late fees will still be applied if there is no prior communication or request for leniency

Design Committee: Lisa Silance

- The Design Committee did not meet in March
- RV Parking
 - There have been a few inquiries concerning bringing motorhomes into the neighborhood to use for space to quarantine or isolate
 - In the past lack of snow and ice have prompted the Board to allow RV's in the neighborhood starting April 1st
 - There are still winter conditions in Eaglewood
 - There is one RV parked in a driveway on S Montague Loop
 - The homeowner is parking their other vehicles on the street
 - Damage is being done to the newly improved drainage swale
 - Homeowners have been notified
 - The Board decision is to leave the date for RV's at May 1st
 - The next Design Committee meeting will likely be held via the Zoom Platform
 - A plan for reviewing applications will be implemented

Judicial Council: Tyler Harder

- There is currently one appeal pending Council decision
 - This will be handled through the Eaglewood Office
 - Previous decisions will be reviewed to determine if follow-up action is necessary

Treasurer: Vacant

- Financial Report was given by Mark McAllister

Secretary: Adam Gabrielson

- Newsletter
 - A newsletter was not included in the 2nd quarter statement
 - One could be included with the Annual Meeting announcement and Proxy
 - Lisa briefed on a few items submitted by Design Committee members
 - Gutters
 - The need for gutters to help with drainage was submitted
 - The Board is not comfortable requiring homeowners to install gutters

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 6, 2020 – Via Zoom Platform

- Garage Door Trim
 - It was noted by a committee member that many garage door openings had untreated trim
 - This will be included if there is room, otherwise it will be addressed through the inspection process

Operations/Admin: Mark McAllister

- Operating Budget 1st Quarter Budget to Actuals was presented
- Collections
 - Briefed on accounts in collections; there are currently 14 accounts in collections with a combined total of \$19,418.91 owed to the association
 - 4 lawsuits filed
 - 2 no action
 - 6 send demand
 - 2 waiting on update from attorney
- 2020 Capital Projects
 - Proposed projects were submitted for discussion
 - Discussion: Nothing occurred over the winter which would change the priorities.
 - Overlay Andreanof Drive-work to be done by Pruhs Construction
 - N Montague Tunnel to Y-this was postponed from last year
 - EW Loop Sidewalk N Lowrie Loop to Agattu Circle-Replacing sidewalk and trenching for new lights. This needs to happen as the lights are inoperable. Topsoil and hydro-seed will be additional. Swales will not need to be redone.
 - Electrical Upgrades continue to include 6 new service panels-Capstone Electric will be doing the work.
 - Motion: Approve 2020 Capital Projects as presented
 - Vote: Unanimously approved
- Spring Raking Crew
 - Will likely not have a raking crew
 - Purchased one Power Broom last year which the summer crew could operate to remove the gravel from the common area
 - Would be best to purchase two more and hire a smaller crew
 - It would not be wise to let it go a year as the swales would suffer
- Dumpster Days will not be held

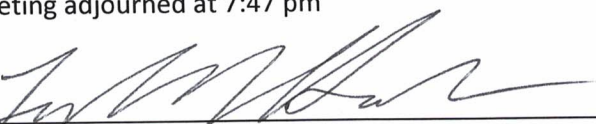
Unfinished Business:

- 2020 Audit Foster and Company, LLC
 - Requested it be completed by the end of April

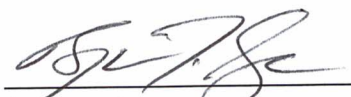
New Business:

- 2020 Annual Meeting
 - All current members are planning to remain
 - Three positions are up for reelection and the vacancy remains unfilled
 - Tyler's term is not up
 - The meeting will be held via the Zoom Platform
 - Meeting Notice, Proxy and Ballot will be mailed the week of April 13th

Meeting adjourned at 7:47 pm



Adam Gabrielson/Secretary
Signature/Date

 4/8/20

Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
June 8, 2020

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance, Tyler Harder

Excused Absence: Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Meeting called to order: by Association President Taylor Sjostrand at 6:30PM

Previous Meeting Minutes: April 6, 2020 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

- May 11, 2020 Annual Meeting
 - The meeting was held on Zoom Platform
 - There were not enough Proxies/Ballots received prior to the meeting to establish a quorum
 - No more were received after the meeting
 - The Zoom attendees cannot be counted as identity was not verified
- Summer Maintenance
 - The first week of mowing has been completed
 - This quality needs to improve-there were several missed areas
 - The contractor has been notified
- Hall circle
 - The circle has been destroyed by children driving dirt bikes on it and plying/digging on it
 - Mark has staked it off and has plans for rehabilitation

Design Committee: Lisa Silance

- The Design Committee met on June 1, 2020
 - Charlene Walker-candidate for membership
 - She has attended 3 meetings and is in good standing with the association
 - Motion: Appoint Charlene Walker to member of the Design Committee
 - Vote: Unanimous
 - Vehicles Behind Fences
 - Shannon has identified two properties in which there are vehicles stored behind fences
 - They cannot be seen from the street (common area) route which the inspector uses
 - She took pictures last year, but no follow plan was developed
 - Discussion: Aggressive enforcement is not good for relations. Don't feel "peering over a fence" is appropriate. Board recommends it be brought to a vote at the next Design Committee meeting with the knowledge that the Board does not approve.

Judicial Council: Tyler Harder

- Nothing at this time

Treasurer: Vacant

- Financial Report was given by Mark McAllister

Secretary: Adam Gabrielson

- Newsletter
 - A newsletter needs to be sent out with the 3rd quarter statement
 - Articles should be sent to Adam no later than June 20th

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
June 8, 2020

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 11 accounts in collections with a combined total of \$28,186.65 owed to the association
 - 7 lawsuits filed
 - 3 send demand
 - 1 writ of execution
 - Board supports foreclosure on one property to collect all money due
- 2020 Capital Projects
 - Updated on Summer Projects
- LRPC
 - Future project for consideration is putting curbs on Kanaga Loop
- Guardian Security
 - Patrols streets and trails, does not go on private property even to notify if garage door is left open

Unfinished Business:

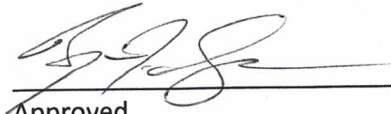
- Vacant Board Position
 - Tyler will reach out to an association member who showed interest

New Business:

- Speed Humps
 - Mark has identified a few areas that would benefit from speed humps, will get quotes

Meeting adjourned at 7:30 pm


Adam Gabrielson/Secretary
Signature/Date


Approved
Signature/Date

8/3/20

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
August 3, 2020

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance, Tyler Harder, and Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Meeting called to order: by Association President Taylor Sjostrand at 6:44PM

Previous Meeting Minutes: June 8, 2020 Board of Directors' Meeting Minutes were approved
There was no meeting held in July

Reports of Officers:

President: Taylor Sjostrand

- Office Projector
 - It is time to upgrade the projector used for viewing pictures by the Design Committee
 - Motion: Approve the purchase of a 55" or 65" flat screen TV for slide show presentations
 - Discussion: Pictures could be viewed more easily. It can be mounted on the wall in the office.
 - Vote: Unanimous

Design Committee: Lisa Silance

- The Design Committee met on July 27, 2020
 - Mark and Taylor attended the meeting
 - Job description and responsibilities were reviewed

Judicial Council: Tyler Harder

- Nothing at this time

Treasurer: Vacant

- Financial Report was given by Mark McAllister

Secretary: Adam Gabrielson

- Newsletter
 - Board Members are encouraged to submit articles for the 4th quarter newsletter

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 8 accounts in collections with a combined total of \$18,192.78 owed to the association
 - 2 lawsuits filed
 - 1 drop lawsuit
 - 1 on hold
 - 1 notify lender
 - 1 default judgement
 - 1 payment plan
 - 1 foreclosure
- 2020 Capital Projects
 - Updated on summer projects
- Capital Projects
 - Reviewed capital improvements since 2013
- Trees Removed From Greenbelts
 - Approximately 90 trees have been identified for removal

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
August 3, 2020


Unfinished Business:

- Vacant Board Position

Meeting adjourned at 7:40 pm

 VP Design

Adam Gabrielson/Secretary
Signature/Date

 9/14/20

Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
September 14, 2020 – Joy Lutheran Church

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance and Tyler Harder

Absent: Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Seven homeowners were also present.

Meeting called to order: by Association President Taylor Sjostrand at 6:36PM

Previous Meeting Minutes: August 3, 2020 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

- Yearly Plowing and Mowing Contract with Bottom dollar Tree Service
 - They performed satisfactorily
 - They are interested in renewing the contract
 - Mark and Taylor will meet with the contractor to review the contract
- Homeowner Communication
 - A homeowner present wanted to know if they could communicate directly with the Board or Committees
 - Emails can be forwarded through the office
 - All committee and board members are volunteers
 - Objective of the board and committees is to make Eaglewood a better community

Design Committee: Lisa Silance

- The committee met on August 31, 2020
 - Fall inspections have been completed
 - Inspections were for fences, houses needing paint/stain and driveways
 - Notices will be mailed
 - Violations must be corrected by September 1, 2021

Judicial Council: Tyler Harder

- Two appeals were processed
 - One was granted as the violation was corrected
 - One was provisionally granted
- Homeowners were reminded the intent is to correct the violation not collect on assessments

Treasurer: Vacant

- Financial Report was given by Mark McAllister

Secretary: Adam Gabrielson-absent

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
September 14, 2020 – Joy Lutheran Church

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 8 accounts in collections with a combined total of \$21,188.08 owed to the association
 - 2 lawsuits filed
 - 2 default judgement
 - 1 pay-off amount given
 - 1 lender requested pay-off
 - 1 on hold
 - 1 send demand
- 2020 Capital Projects
 - Projects are complete

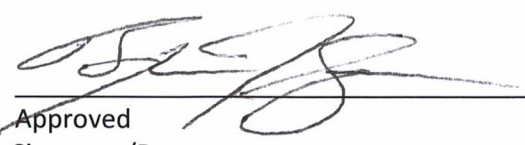
Unfinished Business:

New Business:

- Private Area Trees-Sokolof Circle
 - There are several dead trees on a property which is vacant
 - The trees pose a threat to other homes
 - The homeowner has been notified with no response
 - The home is in the foreclosure process
 - Mark requested the association hire a contractor to remove the trees and attach the bill to the homeowners account
 - Motion: Hire contractor to remove trees and add the cost to homeowners account
 - Vote: Unanimous
- Nuisance in the Neighborhood
 - The office has received several emails from a homeowner concerned about his neighbor working on vehicles in his driveway
 - This is causing noise and a mess at times
 - The inspector has not noticed any of these activities
 - Mark has not seen these activities when he drives around
 - The office suggested he talk to his neighbor
 - The homeowner who complained was invited to the meeting but did not attend
 - The Board feels this needs to be handled between neighbors and is not a concern of affecting property values

Meeting adjourned at 8:19 pm


Adam Gabrielson/Secretary
Signature/Date


Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
October 5, 2020

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance, and Adam Gabrielson

Excused Absence: Tyler Harder

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Meeting called to order: by Association President Taylor Sjostrand at 6:44PM

Previous Meeting Minutes: September 14, 2020 Board of Directors' Meeting Minutes were approved

Reports of Officers:

President: Taylor Sjostrand

- Meeting Protocol
 - Homeowners will be required to sign in at Board Meetings
 - If they choose to speak they will be required to state their name
 - Data will be maintained for social tracing.
- Yearly Plowing and Mowing Contract
 - Taylor and Mark met with the contractor
 - Reviewed performance and shared areas for improvement
 - Offered suggestions for changes to improve efficiencies to increase profit

Design Committee: Lisa Silance

- The Design Committee met on September 28, 2020
 - Mark has proposed changing the RV rule to allow year round storage
 - A rule change will be submitted to the committee for discussion
- Judicial decisions are shared with Lisa
 - She was encouraged to share them with her committee

Judicial Council: Tyler Harder

- Excused absence

Treasurer: Vacant

- Financial Report was given by Mark McAllister

Secretary: Adam Gabrielson

- Newsletter
 - Board members were encouraged to submit items to be published on a quarterly basis
 - Articles can be submitted anytime during the quarter

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 21 accounts in collections with a combined total of \$43,485.38 owed to the association
 - 2 on hold
 - 14 demand letters sent
 - 2 default judgement
 - 1 default judgement hearing
 - 2 settlement offer

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
October 5, 2020


- Long Range Planning Committee
 - The committee met on September 23, 2020
 - Projects discussed were;
 - Trail replacement Sarichef Loop to Eaglewood Loop
 - Drainage Culvert Eaglewood Loop
 - Trail, lights, swale rehabilitation and overlay Kanaga Loop
 - Continue correcting electrical issues
 - Next meeting will be in January
- Audit Committee
 - The committee oversees the operating budget and the capital budget
 - Currently it operates without a charter
 - Mark will draft a charter for Board approval
 - All members also need to sign a confidentiality agreement

Unfinished Business:

- Vacant Board Position

Meeting adjourned at 7:18 pm


11.9.20
Adam Gabrielson/Secretary
Signature/Date


10/9/20
Approved
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
November 9, 2020 – Joy Lutheran Church

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance, Tyler Harder and Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Four homeowners were also present.

Meeting called to order: by Association President Taylor Sjostrand at 6:31PM

Previous Meeting Minutes: October 5, 2020 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

- Audit Committee Charter
 - The association does not currently have a charter for the audit committee
 - A draft charter was presented
 - Discussion: the purpose is to have all committees uniform and operating under an approved charter. Making the committee official and with purpose. Some changes were recommended in reference to whom would serve on the committee.
 - Motion: Move to amend proposed charter as follows:
 - (2) Audit Committee Members will include at a minimum the Board President and the Operations Manager. If possible the Treasurer and at least one additional homeowner in good standing should be appointed.
 - Changes will be applied and the charter will be circulated electronically for Board discussion/approval. The recommendation to appoint Wally Thomas to the committee will be part of this discussion.

Design Committee: Lisa Silance

- No formal meeting was held in October.
 - 2nd Notices and applications were reviewed by three members
- Homeowner present brought up the RV rule as he received a notice for an enclosed trailer
 - Questioned what the difference is between a flat trailer and an enclosed trailer being present in the winter, when they are used for the same purpose – storing and transporting snow machines.
 - Discussion: The RV rule is multi-faceted being reviewed and discussed many times through the years. There are many factors to be considered in changing the rule including (but not limited to); snow storage easement, line of sight, size property can accommodate. Many homeowners have actively opposed year round storage in the past claiming it disrupts views and the enjoyment of their private area. The Boards responsibility is to balance the quality of life for all homeowners.

Judicial Council: Tyler Harder

- Nothing pending at this time

Treasurer: Vacant

- Financial Report was given by Mark McAllister
 - Eaglewood continues to do well financially
 - For budgetary purposes it is important to recognize that prices continue to rise for services and supplies
 - Mark will be contacting Gavin Rueb at Edward Jones to discuss short term placement of funds

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
November 9, 2020 – Joy Lutheran Church

Secretary: Adam Gabrielson

- A reminder will be sent to Board members to submit articles for the 1st Quarter 2021 newsletter

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 18 accounts in collections with a combined total of \$38,935.48 owed to the association
 - 2 default judgement
 - 5 notify lender
 - 9 on hold
 - 1 settlement hearing will take place
 - 1 default hearing
- Audit Committee
 - The committee will meet the week of November 16th to formalize the 2021 Operating Budget
- Snow Plowing
 - The only concern is if they are following the contract
 - They are exceeding the requirements
 - There was a delay in clearing the circles from the last snow fall due to equipment failure
 - Clearing driveways on regular plows is not included in the contract, only when the road is scraped
 - There is continual open dialogue between the contractor and the operations manager

Unfinished Business:

- Vacant Board Position

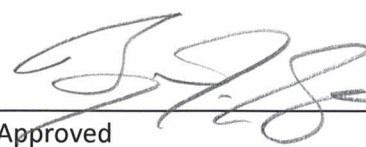
New Business:

- 2021 Meeting Schedule
 - Presented for review
- 2021 Dues Timeline
 - Presented for review
 - Both items will be discussed at the December Board meeting
 - They will be posted to the website and included with the 2021 1st quarter statement

Meeting adjourned at 7:35 pm



Adam Gabrielson/Secretary
Signature/Date



Approved
Signature/Date

12/14/20

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
December 14, 2020 – Eaglewood Office

Roll call of officers:

Present:

Board members: Taylor Sjostrand, Lisa Silance, Tyler Harder and Adam Gabrielson

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Meeting called to order: by Association President Taylor Sjostrand at 6:56PM

Previous Meeting Minutes: November 9, 2020 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Taylor Sjostrand

- Board Meetings via Zoom
 - Homeowners have expressed interest in the Board holding meetings via zoom
 - The Board meetings schedule is posted on the website for the entire year
 - All homeowners are welcome to attend the open Board meetings
 - Verifying attendees is difficult on zoom as many use other names
 - The Board feels it is best to conduct business in person
 - Financial information is discussed at meetings, best not put out to those who are not association members
 - Homeowners are encouraged to attend
 - Continue to communicate policies and procedures to homeowners, there are plenty of avenues to find information
- Snow Maintenance
 - There will possibly be some damage to grass following scraping
 - The contrast with the snow and grass often looks worse than the actual damage
 - Contractor will make any necessary repairs in the spring
 - The Board feels the contractor is taking care of the roads as well as expected
 - Mid-Winter Meeting
 - A meeting will be scheduled to review expectations and methodology

Design Committee: Lisa Silance

- Briefed on the November 30, 2020 Design Committee Meeting which was held via Zoom
 - Zoom makes for a much more difficult meeting. It is hard to carry out business through open discussion and review pictures.
- The committee discussed the large Sasquatch silhouettes in the front yard of three properties
 - The committee determined they were put up for Halloween and they are a violation due to the timeline for Halloween decorations.
 - Discussion: The Board agreed they fall under the unsightly category. If they remain up for the next inspection a first notice for Private Area Not Maintained-unsightly, will be sent out.
- Rule G-Recreational Vehicles
 - A rewrite was presented to the Board
 - Motion: Move to ratify Rule G, as presented.
 - Discussion: Rewritten rule reads much better than the previous rule. The only true change to it is there is now an allowance for year round parking of recreational vehicles. Tyler would like to read through both rules to assure the new restrictions are enforceable.
 - Tabled-for vote by email.

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
December 14, 2020 – Eaglewood Office

Judicial Council: Tyler Harder

- The council operates via email. The council's goal is compliance. In some instances the homeowner is contacted for clarification. Determination letters reiterate the fact that the homeowner needs to follow the rules.
- Two appeals were decided upon. Both were for the same homeowner. A completion date of July 1st was given for staining the fence on the property.

Treasurer: Vacant

- Financial Report was given by Mark McAllister

Secretary: Adam Gabrielson

- A reminder will be sent to Board members to submit articles for the 1st Quarter 2021 newsletter

Operations/Admin: Mark McAllister

- Collections
 - Briefed on accounts in collections; there are currently 16 accounts in collections with a combined total of \$44,496.18 owed to the association
 - 1 default judgement
 - 1 payment plan
 - 7 on hold
 - 2 demands sent
 - 1 settlement hearing will take place
 - 1 default hearing
 - 1 bank sweep
 - 2 follow up 12/15
 - There is an evidentiary hearing on one account scheduled for Tuesday December 15, 2020 to be held telephonically
- 2021 Operating Budget
 - Proposed budget was presented
 - Motion: Approve 2021 Operating Budget
 - Discussion: The 2020 actual for trail maintenance was higher, this was due to the removal of all the Beetle Kill Spruce. The light maintenance was also higher due to having to replace extra lights and additional repairs.
 - Vote: Approved Unanimously

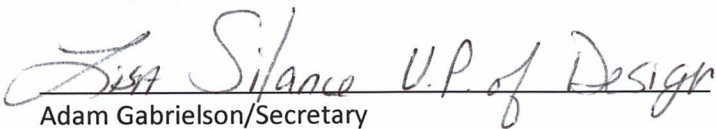
Unfinished Business:

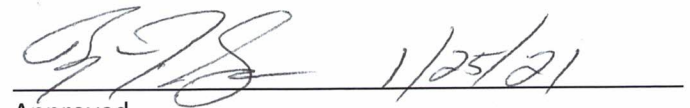
- Vacant Board Position

New Business:

- 2021 Meeting Schedule
 - Approved
- 2021 Dues Timeline
 - Nothing has changed no approval needed

Meeting adjourned at 8:38 pm


Adam Gabrielson/Secretary
Signature/Date


Approved
Signature/Date