

**EAGLEWOOD ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**January 14, 2019-Joy Lutheran Church**

**Roll call of officers:**

**Present:**

Board members: Wally Thomas, Tyler Harder, Lisa Silance, Tony Roles and Jay Gentile

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Controller Roy Briley Inc. Beazit Redzepi

Eleven homeowners were in attendance

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

**Previous Meeting Minutes:** December 10, 2018 Board of Directors' Meeting minutes were approved.

**Reports of Officers:**

**President:** Wally Thomas

- Records Request Written Process-tabled until the February 11, 2019 Board meeting
- 2017 Financial Audit
  - Presented the results from the financial audit performed by The Hahn Company LLC
    - There was a question in the delay of the audit
      - It was discovered that Propertyware, the software company used by Roy Briley was not generating an accurate AR aging report.
      - Roy Briley created a manual accounts receivable to confirm the reports were accurate
    - Briefed on the findings of the audit.
      - Proper accounting practices are being used
      - Management of the association finances are in order
- 2018 Financial Audit
  - It is anticipated the audit will be completed prior to the May 14, 2019 Annual Meeting
  - Beazit was able to run an AR report on January 1, 2019 the AR report matched that on the balance sheet.
- Long Range Planning Committee
  - Lighting issues will continue to be corrected
  - The project list has not yet been recommended to the Board
  - Any possible damage to the infrastructure from the November 30, 2018 7.1 earthquake will be addressed
    - There may be a possibility of applying for FEMA as a not for profit organization

**Design Committee:** Lisa Silance

- There was no Design Committee meeting in December.
- The Design Committee will meet on January 28, 2019.
- Driveway Inspection
  - There was a delay between inspection and notices
  - If damage was repaired homeowner can simply contact the office
    - Extensions may be granted depending on the severity of the condition
- Damage to exteriors from the earthquake
  - There has not been any reports of exterior damage nor has anything shown up on the inspections following the November 30, 2018 earthquake

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**Judicial Council:** Tyler Harder

- There are no appeals pending at this time
- Tyler is scheduled to attend the January 28, 2019 Design Committee meeting to review the Judicial process with the committee

**Treasurer:** Jay Gentile

- Financial Report was given
  - Receivables are higher than they were at the end of 2017
  - There are a few accounts with high balances due to extensive collection efforts

**Secretary:** Tony Roles

- Will present draft newsletter to the Board for the 2<sup>nd</sup> quarter 2019
- Newsletters are included in with the statements
  - It is the responsibility of homeowners/property managers to keep tenants informed
  - The Eaglewood website is another great source for information

**Operations/Admin:** Mark McAllister

- Collections
  - Briefed on accounts in collections
  - Full payment from banks are expected-for properties in foreclosure
- 2018 Budget to Actual
  - Presented end of year totals
  - Generated cash exceeded the budgeted amount by \$8017.00
  - The Edward Jones investments continue to grow at an interest rate higher than originally projected in the Capital Budget
- Winter Maintenance
  - Very satisfied with the first two months of performance by the new contractor
  - Service continues to improve
    - Discussing conditions, stacking and sanding to establish best practices
    - Eaglewood is the only snow removal contract they have signed
    - They have all the necessary equipment
  - Those present acknowledged being pleased with the quality of service

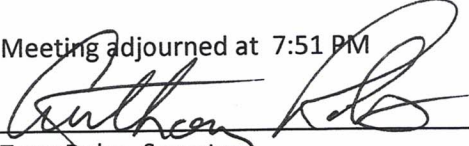
**Unfinished Business:**

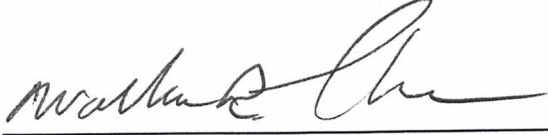
- Design Committee
  - Holiday Lights-Tony has Wally's suggested changes, which he will provide to Lisa
  - Wally has offered to attend a Design Committee meeting
    - Feels strongly that lights that have been in place for years should be exempt from rule as long as they are in working condition

**New Business:**

- Streaming meetings on social media
  - Could likely discourage attendance which is already low
  - May be an option for the annual meeting
  - Tabled for further discussion

Meeting adjourned at 7:51 PM

 2/11/19  
Tony Roles, Secretary  
Signature/Date

  
Approved  
Signature/Date 2/11/2019