

**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

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


**New Business:**

- None

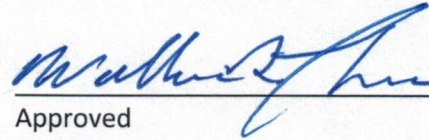
**Unfinished Business:**

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

Meeting adjourned at 7:36 PM

  
\_\_\_\_\_  
Thad Livingston, Secretary  
Signature/Date

10-Apr-17

  
\_\_\_\_\_  
Approved  
Signature/Date

4-10-2017