

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
September 10, 2018-Joy Lutheran Church

Roll call of officers:

Present:

Board members: Wally Thomas, Tyler Harder and Jay Gentile (arrived at 6:55)

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Excused Absence-Tony Roles

Absent-Thad Livingston

Twelve homeowners were in attendance

Meeting called to order: by Association President Wally Thomas at 6:40, a quorum of officers was not present. President opened the floor for discussion.

Discussion:

Roy Briley Property Managers will not be changing software as previously announced. There will be no changes to payment options; no previous arrangements will be affected.

Homeowner present was concerned because she had not received a response on an appeal. Tyler had the response ready, took responsibility for the delay.

There was discussion on the structure of the organization pertaining to amending the PC&R's or bylaws. The association's PC&R's are governed by Alaska Statutes Title 34-Property Chapter 34.08 Common Interest Ownership. The Design Committee has authority to develop or change rules; these are then presented to the board for promulgation.

At 7:11 the meeting was gavelled in.

Previous Meeting Minutes: August 9, 2018 Board of Directors' Meeting minutes were approved.

Reports of Officers:

President: Wally Thomas

Design Committee: Tony Roles-absent

- The Committee has looked at creating a rule for the display of decorative (holiday lights). Many homeowners would like clarification of dates when permissible. There are board members who prefer not to add additional rules. It was suggested a survey could be sent to homeowners. Some lights on tall trees are professionally strung, this could add an additional expense if required to remove them yearly. Loosening rules in an aging neighborhood is not beneficial.

Judicial Council: Tyler Harder

- Determinations on three appeals were shared. Two were overturned and one was partially overturned.

Treasurer: Jay Gentile

- Financial Report was given
- Capital Projects are nearing completion. Total costs for the projects will not exceed the Board approved budget.

Secretary: Thad Livingston

- Not Present

Operations/Admin: Mark McAllister

- Capital Projects
 - Shared his frustration with the work timeline. Original intent was for the major projects to be completed in six weeks. Communication of timeline requirements will be tightened up next year.
 - Bids will be sought for next year's projects.

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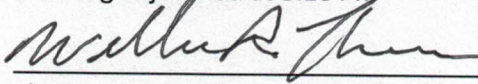
- Damage to Electrical Wires by Contractor
 - Breaks caused by work done by utility contractors have been identified and repaired
 - Contractor has been contacted and billed for repairs
- Additional Electrical Work
 - Another contractor was hired to troubleshoot and repair the street lights out on the F string
 - Some of the repairs are temporary
 - Wiring is not in conduit and is disintegrating
 - Proposal for a permanent repair will be made to the Long Range Planning Committee
- Summer Landscape Crew
 - The crew is small, more work could have been accomplished with additional staff
 - Edging continues
 - Signs have been replaced
- Winter Maintenance
 - A new contractor will be selected

Unfinished Business:

- Letter from Dave Snider Eaglewood Community Facebook Group Admin
 - Wally has not completed his response
 - The same items supplied to the inspector will be shared
 - Route Map
 - Spreadsheet with addresses in order of inspection route
 - Design Committee Rules
 - PC&R's
 - The inspector is part of the contract with Briley no additional compensation is given
- Resale Inspection Process
 - Current process will continue due to time sensitivity
- New Office Location
 - Office will be relocating due to safety and lack of cooperation from the property management company and the landlord(owner) of the apartment above the office
- Holiday Lighting/Decoration Rule-tabled
- Driveway Inspection-tabled

New Business:

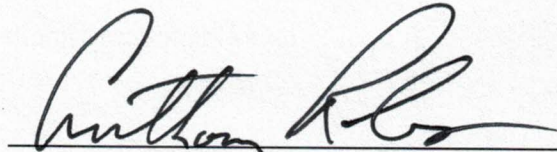
Meeting adjourned at 8:10 PM

 10-15-2018

~~Thad Livingston, Secretary~~

Signature/Date

Wallace R. Thomas,
President



Approved

Signature/Date

Anthony E Roles
VP Design