

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

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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

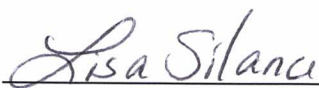
Unfinished Business:

- 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