

**EAGLEWOOD ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 10, 2017-Eaglewood Work Center**

**Meeting called to order:** Association President Wally Thomas at 6:33 PM

**Present:**

Board members; Wally Thomas, Rob Gingery, Tyler Harder, Thad Livingston, and Tony Roles. Association Operations Manager Mark McAllister, Administrative Assistant Kaye Carleton and Controller for Roy Briley Property Managers Patrick Hammond.

**Previous Meeting Minutes:** March 13, 2017 Board of Directors' Meeting Minutes were approved.

**Reports of Officers:**

**President:** Wally Thomas

- Homeowners on Balandra Circle shared a drainage concern
  - Water due to natural break-up had risen over the crest of the drainage ditch
  - Water was flowing on to their property from the ditch on Montague Drive
  - The homeowners had previously experienced a similar situation which they felt they had remedied
  - Homeowners provided a video of the water flowing through their property
  - An Engineer has been hired by the homeowners to identify the problem and suggest a fix, they will supply the results of the report to the Board, through the office
  - The homeowners would like the problem fixed so they can sell the house with a good conscience
  - Swale was rebuilt in 2007 and is functioning properly
  - Shed on property may be preventing the water from running away from the house
  - The association is not at fault as the Board feels the problem was related to fast melting
  - Fix would need to be defined in respect to all homes in the area
  - Snow removal management could possibly mitigate the problem if the timing is right
- Homeowner in collections reached out to the Board to resolve her overdue account
  - Discussion: The homeowner does not reside in Eaglewood; her home is occupied by her daughter and son in law. The 2016 1<sup>st</sup> quarter dues were not received; the occupants and owner claim the dues were paid in cash to the association office. They were unable to produce a receipt for this transaction. It is not customary to provide account information to anyone other than the owner. The homeowner has refused to update her mailing address with the association. Attorney fees are paid by the association upon receipt. As a courtesy to the homeowner the Board could remove the late fees from the account.
  - Motion: Contact homeowner to inform her that the Eaglewood late fees will be removed provided she brings her account current including attorney fees by May 15<sup>th</sup>. She will also be required to provide her mailing address per the association bylaws.
  - Vote: Unanimous

**Design Committee:** Rob Gingery

- The Design Committee met on March 27, 2017
  - Briefed on meeting
  - There are homeowners interested in joining the committee.
  - The committee continues to look at the length of time extended for holiday decorations.

**Judicial Council:** Tyler Harder

- None at this time

**Treasurer:** Tony Roles

- Financial Report was given

**Secretary:** Thad Livingston

- Previous meeting minutes approved

**Operations/Admin:** Mark McAllister

- Collections
  - The collection process is going well, number of homeowners currently in collections has declined
- 2017 Budget to Actual
  - Quarterly figures were reviewed
- Storm Drains



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- Several drains are frozen
- Inability to locate a company that can bring in a steam truck has made the thawing process more extensive
- Additional areas may benefit from the installation of a heat trace
- Wintergreen
  - Winter Road Maintenance is going ok, there is room for improvement
  - Items for consideration for future contracts
    - Amount of available equipment
    - Response time
    - Monitoring process
  - Bids from other contractors are always considered

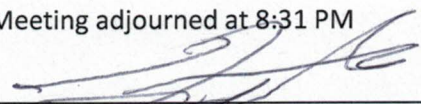
**Unfinished Business:**

- Compensation from Bonanza Realty for Financial Rebuild waiting for recommendation from Todd Timmermans
- Date of 2017 Annual Meeting will remain as originally scheduled

**New Business:**

- Required Minimum Capital Reserve Carryover
  - Patrick is looking at a different calculation approach due to the volume of infrastructure in Eaglewood
- Drainage concern-residence on S Mitkof
  - Problem was remedied with the use of sandbags to divert water
  - Suggest homeowner eliminate the drain to avoid future issues

Meeting adjourned at 8:31 PM

  
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Thad Livingston, Secretary  
Signature/Date

8-May-17

  
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Approved  
Signature/Date

5/18/17