

EAGLEWOOD ASSOCIATION, INC
ANNUAL HOMEOWNERS' MEETING MINUTES
September 11, 2017 6:30 PM-Joy Lutheran Church

Meeting called to order: Association President Wallace Thomas called meeting to order at 6:41P.M.

Board of Directors:

Present:

President Wallace Thomas, Vice President for Judicial Tyler Harder, Treasurer Anthony Roles and Secretary Thad Livingston

Excused absence:

Vice President for Design Robert Gingery

Eaglewood Office:

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Roy Briley Property Managers:

Patrick Hammond, Jason Henning and Veronica Vakalis

Homeowners:

Sign-in sheet on file

Determination of Quorum: A quorum was established.

Previous Annual Meeting Minutes: September 12, 2016 Annual Meeting Minutes were approved

Reports of Officers:

President: Wallace Thomas

- A moment of silence was observed in honor of 9-11
- Introduction of officers, Eaglewood office staff and representatives from Roy Briley Property Managers
- Guest speaker Corey Stantorf, Alaska Department of Fish and Game spoke on personal safety when wildlife is present. Earlier in the season informational flyers were provided to residents. Future wildlife education opportunities will be supported by Fish and Game.
- Briefed on the past year as president
 - Long range planning and capital budgeting
 - 2017 completed projects were detailed
 - 2017 Capital Project Costs were presented
 - The philosophy of Long Range Planning is to achieve maximum life of infrastructure
 - Complemented the original developers as many areas-swales in particular have exceeded the 25 year life expectancy
 - There are several areas on the trails that have been identified as needing to be replaced
 - Focus to continue to assure Eaglewood is the Most Desired Neighborhood

Treasurer: Anthony Roles

- Presented the following:
 - 2016 Operating Budget to Actuals
 - 2017 Operating Budget to Actuals-6 months
 - Year to Date Cash and Reserves

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Operations/Admin: Mark McAllister

- Briefed on the responsibilities of the operations manager in the neighborhood and the administrative processes
- Thanked the various contactors who performed services on the capital projects and maintenance throughout the summer
- Expressed his opinion that Roy Briley Property Managers have been easy to work with

Judicial Council: Tyler Harder

- The judicial council serves as the appellate for Design Committee decisions
- The purpose of the council is to objectively review homeowners arguments against a violation
- The decision of the committee is final

Design Committee: Thad Livingston in for Robert Gingery

- The purpose of the Design Committee enforcement is to maintain the aesthetics and values of the neighborhood
- There is a noticeable difference of appearance between Eaglewood and other neighborhoods of similar age
- Inspections
 - Informed the homeowners that the inspections are contracted out and done twice a month
 - The Design Committee reviews all violations prior to assessment

Secretary: Thad Livingston

- Briefed on the newsletter included in the quarterly statements
- All submission of photos or content can be submitted via email to the Eaglewood Office

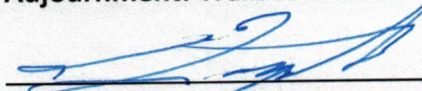
Election:

- The election was overseen by Jason Henning and Veronica Vakalis for Roy Briley Property Managers

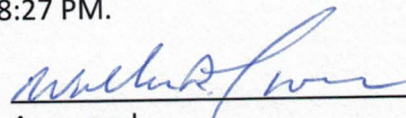
- *Board of Directors*

Thad Livingston 3 year term ending 2020
Robert Gingery 3 year term ending 2020
Wallace Thomas 2 year term ending 2019
Tyler Harder 2 year term ending 2019
Anthony Roles 1 year term ending in 2018

Adjournment: Wallace Thomas adjourned the meeting at 8:27 PM.



Thad Livingston, Secretary
Signature/Date 13-Nov-17



Approved
Signature/Date 11/13/2017