

EAGLEWOOD ASSOCIATION, INC
ANNUAL HOMEOWNERS' MEETING MINUTES
September 12, 2016 6:30 PM-Joy Lutheran Church

Meeting called to order: Association President Wallace Thomas called meeting to order at 6:38 P.M.

Board of Directors:

Present:

President Wallace Thomas, Vice President for Judicial Tyler Harder, and Treasurer Susan Spyker

Excused absences:

Vice President for Design Thad Livingston, and Secretary Robert Gingery.

Eaglewood Office:

Operations Manager Mark McAllister and Administrative Assistant Kaye Carleton

Homeowners:

Sign-in sheet on file

Determination of Quorum: A quorum was not established.

Previous Annual Meeting Minutes: September 14, 2015 Annual Meeting Minutes were approved

Reports of Officers:

President: Wallace Thomas

- The Mission statement of the Board of Directors was presented.
- Introduction of officers and Eaglewood office staff
- Briefed on the past year as president
 - Long range planning and capital budgeting
 - 2016 completed projects were detailed
 - The philosophy of Long Range Planning is to achieve maximum life of infrastructure
 - There are no immediate plans for a dues increase
 - Design Committee Rules and Practices reviewed, revised and posted on website, ensures transparency
 - Led in search and acquisition of the new Fiscal Management Company due to in the inability of Bonanza Realty to produce financial reports for Board review
 - Focus to continue to assure Eaglewood is the Most Desired Neighborhood

Treasurer: Susan Spyker

- Presented the following:
 - 2015 Budget to Actuals
 - 2016 Budget to Actuals-6 months
 - Conversion to LED lights continues to bring the cost of electricity down despite rate increases
 - Cash and Reserves
 - 2011-2015 Actual Income and Expenses
 - 2010-2016 Capital Project Costs
 - All data was obtained from the financial rebuild completed by Roy Briley Property Managers, the associate paid \$15,000 for this service
 - Financial reports are now completed and available for all monthly Board meetings

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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

Judicial Council: Tyler Harder

- The judicial council serves as the appellate for Design Committee decisions
- The length of time to file an appeal has been extended from 48 hours to 14 days
- Lack of appeals shows the inspection process works

Design Committee: Tyler Harder in for Thad Livingston

- 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
 - There is no on street parking allowed in Eaglewood
 - Homeowners commented on the fact that on-street parking creates a huge safety problem
 - Notices of violations allow plenty of time for adherence

Secretary: Robert Gingery

- Recently appointed to the Board

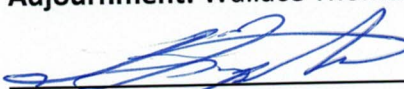
Election: Wallace Thomas

- No election was held at this meeting. A quorum was not met through proxies and meeting attendees.
- The Board of Directors' appointed Robert Gingery and Anthony Roles to fill the vacant positions until the next annual meeting.

○ *Board of Directors*


Wally Thomas President 3 year term ending 2017
Anthony Roles Treasurer 2 year ending in 2017
Robert Gingery VP Design 3 year term ending 2017
Tyler Harder VP Judicial 2 year term ending 2017
Thad Livingston Secretary 3 year term ending 2017

Adjournment: Wallace Thomas adjourned the meeting at 9:00 PM.



Thad Livingston, Secretary
Signature/Date

11-SEPT-2017



Approved
Signature/Date

President