

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
December 12, 2016-Eaglewood Conference Center

Meeting called to order: by Association President Wally Thomas at 6:35 PM

Present:

Wally Thomas, Tyler Harder, Rob Gingery, Tony Roles, Operations Manager Mark McAllister, Administrative Assistant Kaye Carleton, and Roy Briley Property Managers Controller Patrick Hammond

Excused Absence: Thad Livingston

Previous Meeting Minutes: November 14, 2016 Board of Directors' Meeting Minutes were approved.

Reports of Officers:

President: Wally Thomas

- The 2017 Proposed Operating Budget was presented
 - Motion: Approve 2017 Operating Budget
 - Discussion:
 - The requested increase the sign maintenance is to cover the unbilled work that is being completed on the Eaglewood entrance sign.
 - A new line item for bank fees will need to be added, as Wells Fargo charges fees to business accounts. The possibility of changing to a different bank was discussed. Patrick expressed some concerns about other banks working with boards and property managers in reference to the release of funds.
 - Vote: Unanimous
- Bonanza Realty
 - Wally has requested that a demand letter be sent from Hartig Rhodes seeking compensation for the expense of the financial rebuild.

Design Committee: Rob Gingery

- The Design Committee met on November 28, 2016
 - The committee continues to look at the violation process
 - The committee will meet in December to review second notices, the next regular meeting will be held on January 30, 2016
 - Design Committee meetings have been changed to 6:00 PM

Judicial Council: Tyler Harder, no appeals at this time

Treasurer: Tony Roles

- Financial Report was given
 - Receivables are high, reflecting uncollected attorney fees
- Funds from the checking account were recently transferred to the Edward Jones account

Secretary: Thad Livingston

- Excused absence

Operations/Admin: Mark McAllister

- Collections
 - The Board approved an exception to the collection policy for the 4th quarter 2016 dues
 - This exception was requested by the Eaglewood office to avoid sending 60 homeowners to the collection attorney. A second late notice was generated and a \$50 fee was added to homeowner accounts approximately half of the accounts had been paid after 12 days
 - Motion: Move to continue the temporary addition of a second late notice with a \$50 service fee to the collection procedure for another quarter

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- Discussion: The exception which was previously approved by the Eaglewood board on December 1, 2016, via email. Extending practice for another quarter will allow more data to be maintained for evaluation on possible permanent changes to the collection policy. The following timeline will be followed:
 - 45 days-late notice and \$25 fee added to the account
 - 60 days-demand notice and \$50 fee added to the account
 - 80 days-account forwarded to attorney for collection
- If the temporary change proves effective any changes will need to be relayed to the homeowners. It was suggested the information be included in the dues statement and sent in a separate mailing also. The goal of any change is to reduce the receivables.
- Vote: Unanimous

Unfinished Business:

- 2017 Meeting Schedule
 - Motion: Approve the 2017 meeting schedule
 - Discussion: The possibility of moving the annual meeting was proposed. Several board members would like to move the September meeting which typically falls during hunting season. It was suggested the meeting be held in May. This would be prior to the capital improvement schedule and the homeowners could be briefed on the scheduled construction.
 - Vote: Unanimous-reserving the right to amend the schedule.

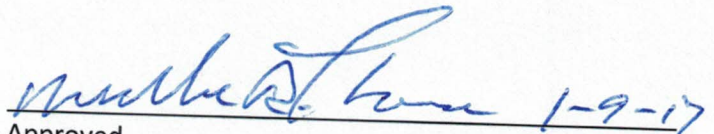
New Business:

Meeting adjourned at 7:40 PM



Thad Livingston, Secretary
Signature/Date

9-Jan-17



Approved
Signature/Date