

Jan 2019 Eagle View Owners Association Annual Board Meeting Minutes

1/17/2019 held at Brigham City Library at 7:00pm

1. Meeting was called to order by Board Member Skyller Whitney. Skyller thanked those that were able to attend the meeting and turned time over to Kaitlyn to discuss meeting topics.
2. Kaitlyn introduced herself as the Associations new Management Company. Kaitlyn stated that based on owners present, those voted absentee and those who had proxies we were short a quorum by 4 owners. Because of this no items will be voted on.
3. Floor was open up to anyone who was willing to fill the 1 Board seat available. Owners present denied. Kaitlyn stated she would contact other owners and request a volunteer. Once we have a volunteer, owners will be notified and requested to vote on the person to fill that position.
4. Kaitlyn passed around the Association directory and requested everyone look over there information and update where needed.
5. Kaitlyn discussed the 2018 financials and explained that Lynn Tugaw, current Board President wanted to be at the meeting but due to an illness is unable. She passed on the 2018 Profit and Loss to be reviewed but was only able to update it to Dec 12th, but noted that nothing really changed after that date. 2018 Account balances were also read in with Checking at \$9965.79, Arapaho Savings at \$63,151.60 and Yellow Feather Savings at \$57,808.91. Kaitlyn pointed out that the Board combined the two checking accounts into one but will continue to keep two savings accounts. Kaitlyn then presented the 2019 budget and stated that this budget was based off of the 2018 budget, with some changes to what coding will be used when vendors are paid. If the Association follows this budget to a T we will end with a positive net income. Kaitlyn also stated that she prefers to base budgets off of actual expenses and that by doing so we can better plan what expenses to predict the next year. As she was not involved with finances in 2018 this was not done to build the 2019 budget but will be done to build the 2020 budget. Kaitlyn asked what questions owners had about the financials.

6. Kaitlyn discussed that statements will be sent out each month via email or usps (based on owner decision) and that there will be an online payment option that will be active for February payments.
7. Kaitlyn discussed Rules that are of current concern with the Board. Street Parking or parking in wrong parking stall. Katlyn as per Lynn discussed the City's rule with street parking during snow storms and stressed that it is very important that occupants are not parking on the street and that it could result in their vehicles being towed if not stopped. Kaitlyn then reminded everyone that Occupants need to be sure to plow the snow in their front walkway, sidewalks, and road gutters. That if not done it creates an ice field by backing up the gutters especially. Kaitlyn reminded owners that if they have tenants in their unit to please make sure they know they need to do this. It was then discussed that Carports are for vehicle parking only and not for storing personal belongings. Kaitlyn stated that as per the CC&Rs and Rules and Regulations she would be issuing any violations for rules broken these violations will be issued to owners and to occupants to ensure everyone receives the message but it does fall on the owners to ensure that their tenant resolves the issue. It was also noted that when sending in a complaint it is requested to be done via email and preferred to have a photo with it.
8. Kaitlyn discussed that her company has a maintenance company and that any maint needed to be done should be emailed or phoned in to her to be resolved. It was asked by an owner if I had vendors in Brigham City. Kaitlyn reported that she has been building that up and do have contacts of vendors able to do work in Brigham City and that she will continue to be built up. It was also asked if the maint company is only for HOA use. Kaitlyn stated that the Maint can be used for individual owners or the HOA and that time will be billed to owners for any work done for them.
9. Skyller then opened the floor up to owners about things they see are issues or things they would like to see improved, updated, or changed. Owners asked for a for instance to which Skyller replied that some things he would like to see added is a stairway from the top of the Arapaho parking down to the lower level for easier access and dog trash stations to keep our common areas cleaner. One owner stated she would like to see the sprinkling systems improved, that there are many issues with the sprinkling systems with heads and valves needing to be moved to better locations. This owner also stated that golf balls at Arapaho are a problem and can

anything be done. Kaitlyn discussed that there may be options with installing a net to block the balls but that the way it works is that golfers are actually supposed to take on responsibility for fixing any damages to buildings near by but that it unfortunately doesn't happen like it should. Kaitlyn stated that she could contact the Golf Course to see if anything else could be done. One owner asked if they could change the location of the hole. Skyller stated that it isn't likely but that they did plant trees that will help once they grow but they are slow growing and this won't help for quiet some time. Skyller stated that he would like to see owners make some improvements by painting and cleaning up there patios and look of there units as well and to do so that they may schedule some sort of a mandatory spring clean up with plenty of notice for owners to budget and plan for the repairs. Another owner also stated that there is a bird issue at Arapaho with birds building nests that will also need to be addressed this year. No further business was discussed.

The meeting was adjourned at 7:43pm. Next board meeting to be held Feb with Time and place to be determined at a later date.