

Turnagain View Estates Homeowners Association (TVEHA)

Minutes from the Annual Meeting held on January 27th, 2016 at Rabbit Creek Elementary school library. The minutes are to report final decisions and do not fully document discussions.

- 1) TVEHA annual meeting called to order at 7:07 pm.
- 2) Roll Call
 - a) Twenty-three (23) Homeowners present and (8) proxies.
 - i) Brady Tew three (3) proxies
 - ii) Roger Mechon five (5) proxies
 - iii) Quorum of Homeowners Established
 - (1) Requires 10% of homeowners
 - (a) 10% of 165 homes = 17 homeowners
 - b) Homeowners received a colored voting card (one per household) and agenda with:
 - (1) Minutes from 05-14-15 Special Homeowners meeting.
 - (2) TVEHA Profit and Loss Statement January-December 2015
 - (3) TVEHA Balance Sheet as of 12-31-15
 - (4) TVEHA Income Statement and Budget DRAFT for 2016
 - (5) Bid from AAA Fence Inc. For perimeter fence replacement
- 3) Introduction of Current Board
 - a) President - Brady Tew
 - b) Vice President - Cheryl Myers
 - c) Treasurer – Andrea Lujan
 - d) Secretary - Grant Dornan
- 4) Approval of Minutes of 05/14/15 Special Homeowners Meeting
 - a) Motion to Approve – Kathy Gallagher
 - b) Seconded – Lonnie Reynolds
 - c) Discussion – none
 - d) Vote – unanimous
- 5) Reports of Officers
 - a) UAA Audit & Internal Control Recommendations – Brady Tew

- i) Proposals from Homeowners:
 - (1) Post on TVEHA website with email notification to Homeowners:
 - (i) UAA Audit, professors name and CPA.
 - (ii) Any future proposed changes to TVEHA by-laws.
 - b) January - December 2015 Profit and Loss – Andrea Lujan
 - i) Explanation of Change to Starboard pathway cost given.
 - (1) Motion to Approve 2015 Expenditures – Elaine Pollock
 - (2) Seconded – Kathy Gallagher
 - (3) Discussion – none
 - (4) Vote – unanimous
 - c) Balance Sheet as of December 31, 2015 – Andrea Lujan
- 6) Election of 2016 TVEHA Board
- a) Nominations from the floor; Zachary Mohundro, Bruce Sexauer and Brady Tew.
 - b) No vote required, as there were no other nominations.
 - c) 2016 TVEHA Board of Directors; Zachary Mohundro, Bruce Sexauer and Brady Tew
- 7) Completed Projects and Unfinished Business
- a) Completed Projects:
 - i) UAA Audit
 - ii) Bookkeeping Transition
 - iii) Change to Starboard pathway
 - b) Unfinished Business
 - i) Lights on bike path – Kathi Gallagher
 - (1) Consensus of Homeowners is not to proceed.
 - ii) Lights over South Anchorage High School (SAHS) hockey rink
 - (1) TVEHA 2016 Board to send email to SAHS suggesting motion sensors or limited hours for hockey ring lights.
 - iii) Lights on the SAHS football field Press Box
 - (1) TVEHA 2016 Board to send email to SAHS suggesting the lights are turned off, dimmed or fitted with a different fixture.
 - iv) Wild Animals
 - (1) Contact the Fish and Game
- 8) New Business
- a) 2016 TVEHA Budget Review – Brady Tew

- i) Discussion of Fence Paint / Stain for fence boarding TVEHA and De Armoun Road
 - (1) Motion for the TVEHA Architectural Committee to acquire bids on new fence and or option for trees or shrubs – Allan Barnes
 - (2) Seconded – Bruce Sexauer
 - (3) Vote – unanimous
- ii) Motion to approve the TVEHA Budget – Tony Orizotti
- iii) Seconded – Jackie Hoover
- iv) Vote – unanimous
- b) Neighborhood Watch – Cheryl Myers
 - i) Cheryl discussed her work with Anchorage Police Department
 - ii) A neighborhood watch will require a sub-committee to establish
 - iii) No proposals from floor
- c) TVEHA By-laws – Brady Tew
 - i) Motion to require changes to By-Laws be discussed at annual homeowners meeting before the TVEHA Board of Directors make the changes. – UNKNOWN
 - ii) Seconded – UNKNOWN
 - (1) Vote; yes (4) and no (27)
 - (2) Motion failed
- d) Locks on SAHS Baseball Field
 - i) Motion to NOT have discussion with SAHS on locks on Baseball Field – UNKNOWN
 - ii) Seconded – UNKNOWN
 - iii) Vote; yes (8) and no (11)
 - iv) Motion failed
 - v) Brady Tew will have a discussion with SAHS on Baseball Field
- e) Items for 2016 TVEHA Board to email Homeowners
 - i) Green garbage cans not to be left in front of garage but must be stored out of view.
 - ii) Clean up after pets.
 - iii) Snow disposal on streets is illegal.
- f) Meeting adjourned at 8:55 pm