

Turnagain View Estates Homeowners Association (TVEHA)

2019 Annual Meeting Minutes

Thursday, February 7, 2019

Meeting was called to order at 7:03 p.m. by Peter Caltagirone, President.

Barkley Lloyd provided a safety moment on evacuation plans in the event of an emergency.

Self-introductions of the Board Members present followed:

Peter Caltagirone, President
Barkley Lloyd, Vice President/Secretary
Brandy Pennington, Treasurer
Zak Mohundro, Member-at-Large

Due to the number of homeowners present, introductions of each person present was not conducted.

Written notification of the annual meeting was sent on January 22nd, 2019 to announce the meeting in advance in accordance with the by-laws.

28 homeowners were represented in person, including 11 by proxies, making a quorum. The meeting continued. Additional homeowners arrived subsequently with additional proxies but were not recorded.

The Annual Homeowner meeting minutes from Thursday, February 8th, 2018 posted previously and distributed at this meeting were reviewed. A motion was made to approve and seconded and subsequently passed.

Peter Caltagirone provided the Presidents Report including the Boards' plans to refresh the sign this summer, appreciation for outgoing Treasurer Andrea Lujan, intentions to host another neighborhood picnic, and informed the homeowners of the recent hiring of an accountant to assist with dues, resale certificates, and other related financial matters.

Barkley Lloyd provided the Vice-Presidents report including update on recent compliance issues, plans for upgrading the website, status of the collection of 2019 dues, and progress on the generator and transfer switch project.

Brandy Pennington provided the Treasurer Report covering the 2018 Expenditures and Balance.

Peter Caltagirone called for nominations of the 2019 Board. The current board was re-nominated, seconded, and subsequently passed.

A discussion ensued over lighting along the path between Eastwind and Mainsail to improve safety particularly of school children to reduce moose encounters. There was general support

for further development of potential costs and options. Leverette Hoover indicated he would research the project further and inform the Board.

Peter Caltagirone explained the work that had been done regarding hiring a management company to handle much of the responsibility currently being done by the Board. Brandy Pennington explained the value to potential new buyers. A straw poll was conducted with the vast majority of homeowners represented were in favor of further exploration of the possibilities.

The 2019 budget was presented and reviewed. After minor corrections, a motion was made, seconded, and the budget was approved. The final budget, with approved corrections, is attached.

A resident proposed the HOA commence a project to obtain a group rate for seal coating of driveways. Discussion followed with positive feedback from a number of homeowners regarding interest. Lora Huston volunteered to conduct further research and provide information.

With no further business, at 8:05 p.m., a motion was made, seconded, and subsequently passed to adjourn the meeting.