

Turnagain View Estates Homeowners Association (TVEHA)

Annual Meeting held on February 9th, 2017

Minutes from the Annual Meeting held on February 9, 2017 at Rabbit Creek Elementary School Multi-Purpose Room.

- 1) Meeting called to order at 7:15
 - a) 17 homeowners represented in person and by proxy
 - b) Board members present:
 - i) Brady Tew – President
 - ii) Zak Mohundro - Secretary
 - c) Email notification sent on January 27, 2016 in accordance with Bylaws
- 2) Budget Review - Brady reviewed 2016 budget.
 - a) No questions or discussion of note were offered.
- 3) Minutes from June 28, 2016 Special Homeowners Meeting
 - a) Comments and discussion
 - i) Generally felt the BBQ potluck was an enjoyable experience. Will look at the potential for getting a Public Address system for the next outdoor gathering due to difficulty for everyone to hear outside.
 - b) Motion to approve made by Allan Barnes
 - c) Seconded by Roger Mechon
 - d) Unanimous approval
- 4) Officer Elections:
 - a) Brady Tew nominated Zak Mohundro
 - i) Lucy Conner second
 - ii) Unanimous decision
 - b) Lucy Conner nominated herself
 - i) Rebecca second
 - ii) Unanimous decision
 - c) Brady Tew nominated Dave Hemstreet
 - i) Lucy Conner second
 - ii) Unanimous decision
 - d) Introduction of new Board members Zak Mohundro and Lucy Conner. Dave Hemstreet was not in attendance.
- 5) 2017 Budget proposal and review
 - a) Replacing fence along DeArmoun
 - i) Feedback from local fencing companies dictates a change in our bid solicitation process. The bids received last year were very high due to our requests. This has also led to fencing companies being hesitant to now work with TVEHA.
 - (1) Frank and Roger have contacts in the industry and will try to reach out and solicit engagement and potential interest from them.

- (2) The Board will work with the six homeowners along the fence line to coordinate replacing the fence this summer.
 - ii) Fred motions for \$20,000 for ALL fence costs; building and finishing
 - (1) Bill seconds the motion
 - (2) Unanimous approval
 - b) Replacing the front sign on Mainsail facing DeArmoun
 - i) The sign at the front of the neighborhood is out of date and worn.
 - ii) Lucy to investigate who made the Kempton Hills sign and how much. Additional research will need to be done into the feasibility of running electricity to the sign for power and lights.
 - iii) Fred motions for \$15,000 to replace the sign
 - (1) Rebecca seconds
 - (2) Unanimous approval
 - iv) Rebecca motions to collect bids for sign designs and poll public opinion.
 - (1) Lucy seconds
 - (2) Unanimous approval
 - v) Lucy motions for 1,000 for future utility bill in the event we get a lighted sign.
 - (1) Rebecca seconds
 - (2) Unanimous approval
 - c) Motion to accept the budget along with all changes made by Alan
 - i) Roger second
 - ii) Unanimous approval
- 6) The Architectural Control Committee needs a third member.
 - a) No volunteers or nominations
 - b) Board to put out the request
- 7) New online Annual Dues billing and collection process feedback
 - a) After a less than pleasant billing and payment experience last year, online billing was run and performed by the Board this year. This allowed the Board to control the process and respond to any issues or questions in a timely manner.
 - b) The new billing collection process seems to be generally appreciated.
 - c) The Board will continue this practice trying to improve the process based on lessons learned this year.
- 8) New Business
 - a) Sidewalks falling into some disrepair
 - i) Sidewalks are maintained by the municipality. Concerns need to be addressed to them.
 - ii) We can reduce stress on the sidewalks by parking in driveways not stopping on them when we park on the street. However, homeowners are reminded that the street is for temporary parking if needed. Also, it was pointed out that it is against the municipal code to park in a position that interferes with the snow plows.
 - b) Web presence and social media
 - i) Had a homeowner interested in using Nextdoor.com. More information coming soon.
 - ii) The website is somewhat dated and does not see much traffic. The Board has discussed some options to revamp it or move to a social media platform. Email communication has essentially replaced the old newsletters.

- c) We have had a request from the Huffman/O'Malley Community Council to have someone from TVEHA in attendance. The Board will discuss with those interested in going.
- d) It was noted that green trash cans are started to be displayed outside during the week again. This is against the covenants and a reminder will be sent out.
- e) Neighborhood Watch
 - i) Allan Barnes presented some crime statistics and information about forming watches.
 - ii) Crime is on the rise and is expected to continue to rise.
 - iii) Neighborhood watches work best in small groups like a street or cul-de-sac.
 - iv) Contact the Board or Allan if you are interested in forming a watch with your neighbors.

9) Meeting adjourned at 9:15pm