

**Turnagain View Estates Homeowners Association (TVEHA)**  
**2018 Annual Meeting Minutes**  
Thursday, February 8, 2018

Meeting was called to order at 7:14 p.m. by Zak Mohundro, President.

Board Members present:      Zak Mohundro, President  
   Lucy Conner, Secretary  
   Andrea Lujan, Treasurer

Written notification of annual meeting was sent on January 31, 2018, in accordance with By-laws.

18 homeowners were represented in person, including five (5) by Proxies, making a quorum; meeting continued.

President introduced himself and the Secretary, Lucy Conner, announcing that Dave Hemstreet could not make this meeting and will not be running for any board position for this next year. His contribution to the neighborhood was acknowledged and appreciated.

The minutes from the February 9, 2017 Annual Homeowners Meeting were reviewed. A motion was made by Elaine Pollock to accept the minutes, Barkley Lloyd seconded the motion. None opposed, so motion carried.

President Zak then reviewed expenditures and balances of the 2017 Budget. He reported that our insurance has increased this year by \$200.00, and will need to be added into proposed budget for 2018. Insurance money budgeted will now be \$1,200.

The largest cost in 2017 was the fence replacement along DeArmoun Road, on the south side of Hines Circle homes, in the greenbelt area. Neighbor Tina Applegate got bids for the fence replacement and A1 was awarded the job. It was completed for a total of \$17,910, coming in under budget. Hines Circle and other neighbors like the completed job.

Ten homes sold in 2017, resulting in total resale certificates income of \$1,000.

A question of the utilities expenditure on the proposed budget was discussed. Treasurer Andrea explained that the \$80.00 was for Christmas lights around our neighborhood sign on the corner of Mainsail and DeArmoun Road.

A discussion ensued over the removal of some bushes and trees along the new fence. These removals were attributed to both having clear (no roots) fence posts and to powerline work that the city requested & arranged.

Barkley Lloyd made a motion to approve the 2018 proposed budget with the exception of reducing the proposed amount for "Construction Projects" to \$5,000. The \$10,000

remaining shall be moved back to the general fund. Peter Caltagirone seconded the motion. None opposed; motion passed; proposed 2018 Budget approved.

**New Business:** President Zak announced that TVEHA is now on Facebook. There was concern that if a neighbor opts out of Face Book, will they continue to get informative emails sent to them. The Facebook neighborhood group is to be an additional way to contact neighbors; however, to contact Board Members, use [info@tveha.org](mailto:info@tveha.org).

Treasurer Andrea discussed the new Quick Books software that is now providing another choice in payment of annual dues. It gives homeowners the choice of paying their dues digitally, and will post the payment immediately. Suggestions were made to send one reminder by email, informing every one of their choices of how to pay and include the deadline for payment due.

New Board position election was next. Zak Mohundro is willing to serve another year but is also willing to move down to Vice President if someone else wants to step up. It was established that the President cannot also be the Secretary. Lucy Conner is willing to run again as Secretary. Barkley Lloyd nominated himself as Vice President and introduced himself as retired former Coast Guard officer (& his wife, too) who now runs an environmental business on the North Slope. Peter Caltagirone Seconded the motion. None opposed, motion carried.

Completed projects were discussed next. It was noted that the new fence along DeArmoun Road had been discussed earlier, and that A1 Fencing had made very good cut outs around the utility boxes.

It was suggested that the neighborhood sign didn't need replacement, but it did need some maintenance. Some wood has rotted, needing replacement boards, plus a new coat of paint and then some attention to the landscaping around it. President Zak said he would develop a Request for Proposal and seek companies to bid on the work. . He asked others to please suggest other companies to whom may be interested in bidding on the work.

The TVEHA website was discussed. Our current website manager is very responsive, but information has to be discussed here, written up and then sent to her in Oregon, which she then posts. The current site is not user-friendly for logging in and for board members to post anything. A desire to bring it up-to-date and make it user-friendly was expressed by many present. Barkley Lloyd motioned to authorize \$5,000 for website transition, Peter Caltagirone seconded the motion. None opposed, motion carried.

**Open Floor:** A new neighbor asked what, if anything, has been done about Stop-sign runners at Mainsail Drive and Eastwind. She stated that there are families with very young children at that corner, and has observed many folks running the signs. In the past the city said that only temporary speed bumps could be used. It was noted by another that the "Children at Play" signs cannot be put out into the street, as that's illegal.

Homeowners discussed thefts in the neighborhood. One neighbor said she had a purse taken from one of their vehicles. All are urged to call Anchorage Police Department if you see any unusual or odd people and/or vehicles in the neighborhood. A newly graduated police class of 29 is being assigned to patrol neighborhoods solo, for an increase in neighborhood presence.

Another neighbor suggested re-writing the Covenants regarding cars parked in driveways. A discussion followed regarding the lack of adherence to the Covenants and lack of enforcement.

A home on Cutlass Circle seeking conveyance from another street by the city, to then store a Recreation Vehicle was brought up as an example of what has not been enforced on some neighbors in the past. Many pay to store their Travel Trailers, RVs and boats off-sight in order to follow the Covenants, while others have these vehicles stored behind their fences where they are still in sight or, worse, leave them in their driveways for longer than the 24 hour rule. President Zak said he met with the homeowner on Cutlass Circle with a member of the ACC and sought guidance from the previous President, Brady Tew. Zak removed himself discussion, since appeals go to the Board, and called for a vote from the ACC.

Things have been and are being done without approval & are allowed. Other neighbors said that this has been a long time developing, it is very frustrating; Covenant wording is too vague. It was pointed out that the Covenants are a legal and binding document that is present with closing papers when a buyer purchases a home in TVE and, states that the new homeowner agrees to abide and follow the Covenants, even if they have, in fact, not read them.

Zak proposed that we need a committee to look at the process for amending and updating the Covenants. A motion was made for the TVEHA Board to review the process for updating the Covenants and seek volunteers for a committee to look at potential updates. Motion was seconded; none opposed, motion passed.

Elaine Pollock motioned to adjourn the meeting; Barkley Lloyd seconded; none opposed. Meeting adjourned at 9:04 p.m.