

Turnagain View Estates Homeowners Association Meeting November 20, 2013

The meeting was called to order at 7:04p.m.

Roll Call - 36 homeowners were present in person and by proxy at the start of the meeting.

Proof of Notice – A copy of the mailed notice was presented by Slivka who noted this should have been received by all homeowners on or about November 9, 2013. Email notice was sent on November 8, 2013.

Officers– Alex Slivka, HOA president and Treasurer, introduced himself. Slivka acknowledged that Amy Young, VP, was unable to attend and introduced Joan Eastlack as Secretary, appointed by the Board to replace Cheryl Meyers who had tendered her resignation. Cheryl Meyers was thanked for her years of excellent service to the membership.

Approval of Minutes from January 30, 2013 meeting – Judy Friar moved to accept the minutes as drafted; Charlene Stanton seconded. The minutes were approved unanimously.

Treasurer's Report – Slivka indicated that the balance of all homeowners accounts at October 31, 2013 was \$65,100.67. Copies of the various accounts were provided to all in attendance.

Liability Insurance: The ASD notified TVEHA that our liability insurance coverage of \$500,000 must be increased to \$1,000,000 to comply with district requirements for use of their facilities for our HOA meetings. Kathi Gallagher moved to amend the budget to increase the amount allocated to liability insurance premiums from \$560 to \$700. Guy Bailey seconded. The motion was approved unanimously.

Snow Removal on the bike path between Mainsail and Eastwind costs \$75.00 for each occurrence. Jean Gerd moved to increase the amount allocated for snow removal from \$1000 to \$2500. Roger Mechon seconded. The motion passed unanimously.

Cange Path, which consists of less than 100' of municipal property, is currently functional, but needs to be paved. A homeowner adjacent to the path who was opposed to the paving is in the process of moving. TVEHA will readdress allocating \$5000 at the next meeting to pave the path. No lighting is planned. Slivka is collaborating with Lori Schanche of the Municipality Paths' Department on possibly having the Municipality pave the path.

Mainsail – Eastwind Bike Path Lighting – Kathi Gallagher has graciously worked with Municipal Bike Path department employee, Lori Schanche, on the potential path lighting project. Gallagher is interested in trying to have \$100,000 allocated from MOA Public Works for 2014 to install lights along the bike path, which is wholly on Municipal property. She said recessed lighting is not an option due to snow accumulation and related clearing. Slivka observed that the property is the Municipality's and the project would likely require UDC or P&Z approval. Will Friar stated that most all homeowners backing onto the path oppose the lighting project as their homes would be subjected to light intrusion from both the front and back. He has observed far more moose encounter problems on the well-lit Sailboard Road

than on the unlit bike path. Slivka verified that the majority of homeowners along the bike path expressed strong objections.

The proposed project detail from Kathi Gallagher has been posted on TVEHA's "News" webpage since January 24, 2012 and includes a direct link to her personal email for member responses. A follow up email was sent to the entire membership April 26, 2012 describing the proposed project, with a few responding in favor. Leverette Hoover and Gallagher described a problem with a moose and a dog on the path and encouraged consideration of lights installed with timers. Slivka offered to send out another notice to members to again solicit opinions.

Gallagher asked that the minutes note that even though the majority of TVEHA homeowners oppose bike path lighting, and she recognizes she does not need to have HOA backing for pursuing it, she may do so "as a private citizen." It is duly noted that she has that right. She also stated if a true vote of all homeowners determines lighting is not wanted, she will not pursue it.

DeArmoun Fencing - Homeowner fences along DeArmoun Road are vulnerable to strong winds. This year alone two sections have been blown down. Contributing factors include the fences are about 10 years old, constructed of 6 foot boards set atop 4 foot boards, and set in soggy soil. Though the respective homeowners and not TVEHA own the fences, Slivka personally repaired fences a few times. This unfortunately led to the perception that TVEHA, and not the individual homeowners, owned and was responsible for the fence. Slivka suggested that in the spirit of goodwill, members consider amending the budget to reimburse the Bulot and Boyd families this one specific instance for fence repair, with the understanding that any future incidents are the specific homeowners' responsibility. Regarding a question of fence style and appearance from Hoover, Slivka affirmed that fencing in this neighborhood is subject to the Architectural Control Committee (ACC) and all fences must receive ACC approval. Allen Barnes moved to amend the 2013 budget to allocate \$1500 for fence repair reimbursement (it had been \$1000). Gallagher seconded. The motion passed unanimously.

Judy Friar recognized and thanked Alex Slivka for his ongoing generous contributions to the neighborhood in many different ways, commenting on how she saw Slivka personally working on DeArmoun homeowners' fences.

SAHS Stadium – Slivka provided an update: Last January P&Z deferred a decision subject to the preparation of traffic, light and sound impact studies by the ASD. The district has not yet produced a traffic study. The project cannot comply with the Hillside District Plan, where dark night skies and quiet neighborhoods are the central goal. The results of the sound study performed by an ASD contractor concurs with the results of a study conducted for TVEHA, which is that project can not comply with Municipal noise ordinance. Muni code provides for 60 dB at the property line from anything mechanical, including bands and public address systems, decreasing to 50 dB at night.

The ASD refuses to assess and determine the need for multiple new football stadiums throughout the Anchorage Bowl, despite repeated requests to do so. They also refuse to discuss this issue with the Anchorage Assembly. The majority of TVEHA continues to oppose the stadium project.

The baseball stadium cannot be operated within Municipal Noise Code provisions with

the originally installed sound system. They are currently using a much smaller system that does comply.

The last game of the 2013 season was monitored by the Department of Health and Human Services at the request of a homeowner. That particular game was determined to be compliant, only because the installed stadium speakers were turned off and replaced with a much smaller speaker set on a counter next to spectators, with its volume set low. The sound system alteration was presumably made in response to multiple formal complaints filed with DHHS for chronic municipal noise code violations during each use. Kathi Gallagher brought a copy of DHHS' private email exchange with the homeowner and she shared the sound reading taken that day, which specifically noted the speaker modification required to bring stadium use into code compliance.

RVs, Vehicles, Trailers and Trash Containers, per TVEHA CC&Rs, cannot be stored in driveways.

Barnes moved to adjourn, Mechon seconded, and it passed unanimously. Meeting adjourned at 7:50p.m.