

Turnagain View Estates Homeowners Association Meeting

June 4, 2012

Rabbit Creek Elementary School Library

Meeting called to order at 7:30pm, it was noted that 83 homes were represented in person or by proxy. Notice of meeting was sent May 21, 2012 via e-mail, in accordance with the requirements of the by-laws.

Current officers/board members were introduced; Alex Slivka, Cheryl Myers, and Tom Hansen. The Architectural Control Committee was also introduced; Dave Frenier, and Roger Mechon. A general outline of the ACC process and timeline was given; responses would be as timely as possible but could be up to two weeks.

Sullivan moved to approve the minutes from the January 23, 2012 meeting. Izzo seconded. The following amendments were made to the draft; it was noted that Kathi Gallagher volunteered to explore the path lighting, and Bob Cronen was correctly identified as the other neighbor helping with path plowing (replaced Brad Olsen). The amended minutes were adopted unanimously.

There was discussion regarding the municipality's responsibility to plow the path. Hoover volunteered to explore the timely plowing of the path with the municipality.

There was a discussion on the definition of meetings and the requirements for a quorum vs. an absolute majority of homeowners.

Cheryl Myers presented the treasurer's report. The adopted budget for 2012 assumed that expenses would exceed revenue by \$28,368. The year to date expense incurred through April 30, 2012 was \$10,668. As of April 30 the association had net assets of \$97,975.00. It was estimated that if all expenditures budgeted for were made, the year-end balance would be about \$65,000.00.

Slivka provided an update on the steps the TVEHA had taken to oppose the proposed Football and Baseball Stadiums at the South Anchorage High School.

Old Business

Eastlack moved that the draft response to the Planning and Zoning Commission be approved and submitted on behalf of TVEHA. Frenier seconded. There were a number of amendments (adding language on scheduling and no parking signs). The amended version (attached) was approved 59 in favor 23 opposed.

Gallagher provided an update on the work she has done in conjunction with Lori Schanche on the possible cost of lighting installation along the path between Mainsail and Eastwind. The new estimate is about \$100,000.00; a big reduction from the \$750,000.00 original estimate. The proposed lighting would be very focused on the path and would shut off after 9pm. The cost would still be borne by the municipality.

New Business

Jones moved that the adopted budget for 2012 be amended to increase legal expense from \$20,000 to \$40,000, and website expense from \$750 to \$1250, with all other items unchanged. Stanton seconded. There was extensive discussion on the ultimate possible expense. Slivka indicated that this additional amount should be enough to cover both the Baseball site plan review and the possible Football site plan review in September. After opinions both in favor and opposed were stated, the motion was passed 56 in favor, 24 opposed.

The issue of repainting the exterior fence along Cange was raised. Pondolfino moved that a portion of the \$10,000 allocated for the path to Cange be used to repaint/stain the exterior fence. Gallagher seconded. After discussion the motion passed 70 in favor, 10 opposed.

Conner moved that postcards be mailed to all homeowners to notice meetings. Frenier seconded. After discussion the motion was defeated 5 in favor 72 opposed. Slivka indicated that postcards would be sent to those 5 homeowners who had not provided email addresses.

Members were reminded to not park on the sidewalk, as this presented a safety hazard to pedestrians who were forced to walk in the street.

Members were also asked to review the draft changes to the by-laws, it was noted that the wording was cleaned up while leaving the original intent unchanged.

There being no other business, the meeting was adjourned at 9:20pm.