

## MINUTES

Eagle's View Subdivision Homeowners Association Inc.

Annual Membership Meeting held May 9, 2017

The meeting was called to order at 7:12 P.M. In attendance were President Joe Carpenter, Vice President Dennis Burk, Secretary Juanita Jensen, and a number of owner/HOA members. Board members Danley and Denton were represented by proxy due to illness.

The first order of business was verification of a quorum through proxy statements and in person representation. A quorum was affirmed by the Board Secretary, Juanita Jensen and President, Joe Carpenter.

Joe Carpenter presented a summary of last year's initiatives and accomplishments collection of delinquent dues and the final disposition of the remaining landscaping deposits. In the absence of Treasurer, Jodie Danley, Joe Carpenter presented an overview of last year's expenditures and 2018's budget. There was a question raised regarding association expenditures for promotional items. Joe carpenter explained that promoting Eagles View subdivision through image builders is intended to increase public awareness of the community and help to build community pride, all of which enhances demand and ultimately, values. After further discussion Janice Fuller moved that the budget be approved and Michael Dorsey seconded that motion and a verbal vote approved.

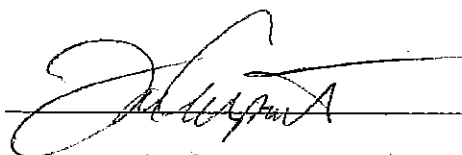
Next was a vote for 2017-2018 Board of Directors. Joe Carpenter, Jodi Danley, Juanita Jensen and Kurt Denton agreed to run for board position for another year. Bob Shively moved that this group be approved; the motion was seconded by Michael Dorsey and approved by a verbal vote. One open board seat remains that can be filled if anyone subsequently volunteers and is accepted by a vote of the existing board members.

Joe Carpenter clarified what needed Design Review approval and what did not. Joe then presented some possibilities to improve Community Image and pointed out the benefits of each. Compliance issues were also discussed with an explanation of HOA's maintenance responsibilities and those of the Town of Silt. Joe further explained that streets, walking paths and most of the green space within and around Eagles View was dedicated to the Town soon after the initial establishment of the subdivision and that maintenance of those areas is the town's responsibility. Joe mentioned creation of the association website ([www.eaglesviewsub.com](http://www.eaglesviewsub.com)) as a means of providing useful information to our members, prospective buyers, and for title companies.

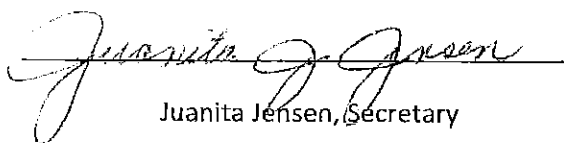
Joe Carpenter shared his intention for soliciting bids from HOA management firms who would then be responsible for day to operations in order to reduce the considerable timed demands on our volunteer board and allow the board members to put more time and effort into community image and events. Joe explained that an HOA management firm would operate at the direction of the association's board and that costs for an outside management firm would likely be commensurate with the amount of time that was required of them to perform the duties established by the board. Members raised some concerns about whether an outside

firm would be as vigilant with oversight as the board has been. Joe Carpenter explained that it would remain the responsibility of our association members and the board to report violations and that the frequency of visits by a management firm to take notice and actions on violations would be a point of discussion with any firm that the board might engage. Joe also explained that while there are limited funds in the current year budget for professional services, there are more than adequate funds in the association's reserve accounts from which to draw for this purpose for at least a couple of years without affecting the amount of annual dues. He went on to explain that reserve funds are needed primarily to engage legal services in the event of challenges to any enforcement actions but aside from that, the association has only its entry sign to maintain as community property, costs for which are very minimal and as such, the excess reserves which currently exist would be adequate to fund costs an outside management firm without immediately impacting current dues.

Dennis Burk moved that the meeting adjourn and Michael Dorsey seconded a verbal vote approved. Meeting was adjourned at 8:30 P.M.

A handwritten signature in dark ink, appearing to read "Joe Carpenter", written over a horizontal line.

Joe Carpenter, President

A handwritten signature in dark ink, appearing to read "Juanita Jensen", written over a horizontal line.

Juanita Jensen, Secretary