

Minutes
Annual Public Board of Directors Meeting
February 23, 2022

Present: All members participated via Zoom
David Carpenter, Vice President
Paul Leavitt, Secretary
Leah Dunn, Treasurer
Mike Lumpkin, Member at Large
Debra Wheeler, General Manager

The meeting was called to order at 6:00 pm by Secretary Paul Leavitt and a quorum of Board members was confirmed.

A motion was made by David Carpenter to approve the minutes of the February 17, 2021 Board meeting and Mike Lumpkin seconded the motion. By unanimous consent the minutes were approved without change.

Agenda Items:

Committee Reports

Architectural Control Committee

Heather Waldron reported that the ACC reviewed and approved 37 permits in 2021. Most were approved within a week. She thanked the home owners for following the rules in requesting permits and commented that this process helps maintain the appearance of the Eaglemont Neighborhood.

Landscape Committee

Harry Andris reported on the activities of his committee in 2021. His committee members worked at clearing lines of sight around corners all over Eaglemont, replanting the trees on Parkview Lane, planted 1000 daffodil bulbs, cleaned bridges and cleared trails. He also asked for volunteers for Landscape work groups in the future.

Social Committee

Tim Fisher reported that again the pandemic had prevented social gatherings in 2021. Moving forward if social restrictions continue he volunteered some of his budget to the Landscape Committee for refreshment for workers.

Security

Debra Wheeler reported on the progress in updating the security cameras at the Guard Shack. She reported that this has been a long complicated process requiring the moving of a high pressure gas line that ran under the shack, obtaining a street address from the city and getting bids for new Security Systems all of which require an internet connection. Comcast is currently scheduled to install an internet connection in the next month or two. This requires construction by them and they are seeking the necessary permits from the City. Once that is complete new cameras will be installed and this project will be complete.

2021 Financial Review

Debra Wheeler reported on the financial statements that were part of the annual mailing. Most expenses were under budget with few exceptions. The Association Reserves are healthy and following the State of Washington mandated reserve funding model.

Election Committee Report

Debra Wheeler reported that a quorum of votes and the 2022 Board Election had been certified by the Election Committee. Mike Begley, Darlene Andris and Dan Walters were elected to the Board for a two year term. Paul congratulated all of the newly elected board members, and welcomed them to the board. Their two year term will begin on the first of February in conformance with HOA procedures.

The question of waiving the annual requirement for a Professional Audit was approved.

2022 Budget

Unfortunately two of the board members attending via zoom were no longer connected, at this time, so a quorum of the board was no longer present, and a formal vote to approve the draft 2022 budget could not be held. This issue will be taken up at the next board meeting, and the approved budget published after that vote.

Public Input

Paul Leavitt opened the meeting to Public Comment. Members of the community mentioned several concerns

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1. Security for the Entrance on Alpine View Drive
2. Signage for the Entrance on Alpine View Drive
3. An additional Package Box for Dogwood Place
4. Condition of the bridge that connects the Alpine View Crest condos with Alpine View Drive
5. The amount of our Reserve Funds and are they necessary?
6. Who is responsible for repairing sidewalks
7. Increasing our. Walking trails and building a community center

At the completion of the comment period Paul Leavitt stated addressing these issues requires research and that Homeowners with an interest were welcome to volunteer for the Community Committees that handle the various neighborhood concerns. Debra Wheeler will take the concerns and write an informative neighborhood newsletter about the issues and let everyone know what the next steps are in addressing their concerns.

With no further public comment, Paul Leavitt thanked all of the homeowners in attendance, and adjourned the meeting at approximately 6:50 PM.

Respectfully Submitted

Paul Leavitt, Secretary

