

# The Terrace Homeowners Association (B)

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## Board of Directors Meeting

May 31, 2016

A meeting of the Terrace Homeowners Association (B) was held on Tuesday, May 31, 2016 in the Eagle Public Library.

1. **Roll Call**. The meeting was called to order at 6:10 pm by Michael Dunlevie. Directors in attendance were Matt Hayden, Deb Jordan, Jane Tully, Mary Kerst, Ken Nager, Cristian Basso, Scott Schreiner, Michael Dunlevie, Andrea Messier and Mary Kerst. Homeowners in attendance were Jeff Pass, 324 Golden Eagle; Michael Jaques, 539 Golden Eagle; Bill Douglas, 6 Pintail.
2. **Owner Comment**. Jeff Pass said he would like to install a chicken coop in his backyard. If approved, he would have 3 hens, no roosters. It was noted that the chicken coop that was approved at the last meeting was approved for a limited time for a 4H project and will be removed after the Eagle County Fair. This would be a long term structure for the purpose of providing fresh eggs. Jeff was advised to submit his request in writing using the form posted online and to include detailed information and a picture of the coop as well as a drawing or photo showing the location of the coop on his property.

Michael Jaques addressed the board about his improvements. Michael and his wife, Grace, purchased his home which Michael indicates was in serious disrepair. He has done a number of improvements, including roofing, fencing, decks, painting, etc., all with DCC approval. This summer he is working on grading to correct drainage issues and landscaping. He has submitted his proposals to management and the proposals will be uploaded to the website for DCC review.

3. **Approval of Minutes**. Upon motion duly made and seconded, the minutes of the November 10, 2015 meeting were unanimously approved. Upon motion duly made and seconded, the minutes of the March 29, 2016 meeting were unanimously approved.
4. **Financial Report**. Scott Schreiner reviewed the 4/30/2016 financial statements. Overall, expenses are tracking well to budget with a few minor variances noted.
5. **Design Committee**. Legal opinion was sought and it was opined that the appointment of the DCC earlier this year was not proper. Scott noted that in previous minutes, it was decided that the Vice President be on the DCC. Cristian Basso was asked if he would accept appointment to the DCC as he is the current Vice President. Cristian accepted. Mary Kerst and Bill Douglas expressed interested in continuing on the DCC. It was noted that Gary Hill has served for the past few years on the DCC and would like to continue to serve. A motion to fix DCC members at 3 members was made by Scott Schreiner and seconded by Andrea Messier. Discussion ensued. The question was called and the motion passed with all in favor with the exception of one abstention by Cristian Basso.

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Michael called for a motion for committee member appointees. Scott motioned for nominations and a vote by secret ballot, which was seconded. Discussion ensued and the question called. The motion failed on a vote of 3 in favor, 4 opposed, 2 abstentions.

Upon motion duly made and seconded, the board appointed Bill Douglas and Gary Hill to the DCC by a majority vote with one abstention.

6. **Terrace Community Event.** Andrea Messier and a few other interested homeowners would like to do a summer event and asked for ideas on dates and a budget. Upon motion duly made and seconded it was unanimously agreed to hold a community summer party on July 10<sup>th</sup> and a second one in September. Andrea will put together a plan and budget and Scott was authorized to approve a budget for the event.
7. **Committee Reports.**
  - a. **East Entrance.** Michael Dunlevie sent pdfs to Signature Signs who said they needed more time to bid the project so no further info available at this time.
  - b. **Crosswalks.** Painting of the crosswalks is done and will probably need to be done every 2-3 years. The Board thanked Scott for his work on this project which has been well received by owners.
  - c. **Declaration Amendment.** Scott reported on behalf of the committee. First step to be survey of the members to get a feel for what the community. A draft of survey questions was distributed and board members were asked to give their feedback to Scott on the questions.
8. **Summer Maintenance.** Management updated on landscaping of common areas to date noting that trees have been sprayed as well as the tot lot turf. Open space will be mowed and sprayed for noxious weeds the end of June. Management will remind the contractor to provide notice so that owners can be aware of the treatment. The bike path will have maintenance done on June 17<sup>th</sup>, filling the cracks in the asphalt. Management will ask the contractor for an estimate for an overlay for the reserve schedule.

There was an irrigation leak at the tot lot today. No Hose Irrigation will be making the repairs.
9. **Committee Creation.** Michael suggested forming committees for the holiday lighting contest and yard sale; or perhaps an annual event committee. No one was prepared to volunteer at this point due to unknown schedules and this will be revisited later in the year.
10. **Old Business.** Jeff Campbell reviewed the list of fines and recommended writing off the old fines as it appears the violations have been corrected. Moving forward fines will be collected

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promptly per the collection policy and appropriate collection action taken if necessary. Upon motion duly made and seconded, the board approved removing the fines on the three old accounts by a majority vote with one abstention.

11. **New Business**. Management will set up read-only access for all board members in Smart Webs.
12. **Adjournment**. There being no further business to come before the board, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: \_\_\_\_\_  
Eileen Jacobs

Adjourned at 7:32.