

**Eagle Ridge HOA  
Special Meeting Minutes  
November 3, 2014 ~ 3:00PM**

- 1. Roll Call** - Lori Henriksen – President, Cindy Mathis – Secretary, Joanne Pritchard – Homeowner Member, Bill Butler– WEB Properties, Inc., Mel Best- WEB Properties, Inc. (Comments submitted by Kori Wynne-HOA Board Member)
- 2. New Business – Review of Bio’s Submitted for Open Board Seat**
  - a. Roy Rangel 6405 South Sandstone
  - b. Jerry Scheppel 5718 Laurelcrest Ct.
  - c. Christopher Smith 1005 W. High Peak Dr.
  - d. Kim Ferrero 6916 S. Crestview St.
  - e. Jedidiah Sygalski 1101 W. Aspen View
  - f. Jim Atkinson 6631 S. Meadow St.
  - g. Michael Cressey 1316 W. Quail Crest
  - h. Tom Barnhart 5510 S. Ravencrest Dr.

The Board and WEB reviewed all bios and discussed their backgrounds. The Board narrowed them down to 3 candidates and set an interview date of November 18, 2014 starting at 2pm and giving about 30 minutes for each candidate. The Board and WEB also came up with a series of questions to be asked during the interview process.

Mel with WEB Properties will call the 3 candidates and set up the interviews for the board.

- 3. Old Business**
  - a. Approval of the 4<sup>th</sup> Qtr. HOA Board Meeting Minutes-Approved by all present members
  - b. RE: Relocation of willow trees in the Autumn Swale: -The Board reviewed the request again and voted unanimously to deny the request to remove/relocate the trees
  - c. John Robideaux E-mail RE: Not paying late fees: The Board reiterated-their decision not to waive the late fees as the Board does not want to set this kind of precedent.
  - d. 2<sup>nd</sup> Eagle Valley Damaged Fence-The Board and WEB received and reviewed the written response from Sergio with Clearwater Summit. The Board voted unanimously to deny repairs due to lack of evidence that the damage was caused by Clearwater or the Eagle Ridge HOA maintenance team.
- 4. New Business**
  - a. **Request of Postal Service to use ER Postal Boxes Adjacent to Talon Ridge**

In early October 2014 we discovered that the Sunset Post Office has been using Eagle Ridge CBU’s (mail box units) to service the adjacent Talon Ridge development. These mailboxes are now needed to service Eagle Ridge residents moving into their homes 4Q2014 and early 2015. Therefore, the Sunset Post Office needs to put in additional mailboxes.

The Sunset Post Master requested that the new CBU unit be installed adjacent to the 2 existing units near the intersection of Shelby Ridge and Summerwood.

After receiving a call from Robbin (at your downtown office) requesting Eagle Ridge HOA Board approval of the proposed location of the Talon Ridge CBU to be placed next to the 2 existing Eagle Ridge units (see photo and map attached) I called a Special Board meeting to present the request for a vote.

After review and discussion, the Board DENIED the request of the Sunset Post Office to place a CBU (to serve the adjacent development) in Eagle Ridge HOA property for the following reasons:

1. Eagle Ridge HOA liability concerns
2. Eagle Ridge HOA will not accept responsibility for maintenance of unit our around unit
3. No guarantee that the Talon Ridge Community would maintain the area (i.e. snow removal)

Furthermore, it was requested by the Eagle Ridge HOA Board that:

- a. The Sunset Post Office remove any Non-Eagle Ridge residents from the existing boxes – so they may service our soon-to-be-occupied homes that they were installed and intended for---effective immediately
- b. New unit must be installed in the Talon Ridge property – NOT within the Eagle Ridge common areas (see map)
- c. All Talon Ridge residents (adjacent community) must receive their mail from the new units.

**5. Meeting Adjourned – 4:00pm**