



Annual Meeting Minutes
April 14, 2016

EASTWOOD ASSOCIATION ANNUAL MEETING MINUTES

Location: Home of Katrin Nelson, 8554 Timberlane Drive

The meeting was called to order at 6:35 PM by Dito Ladd.

Quorum was achieved with absentee ballots received and those in attendance.

The Meeting Notice was mailed on March 31, 2016 as verified by Candace Bader, Colby Management.

The 2015 Annual Meeting minutes were reviewed by those present. It was moved, seconded and approved to accept the minutes as presented.

There were 3 candidates on the ballot with 5 positions available. There were 2 write in candidates. A motion was made, seconded and approved to accept the 5 candidates by acclamation. Those elected were Dito Ladd, Lynn Zambon, Eric Anderson, Jim Tonkin and Kyla Hill for 2 year terms.

Annual Report (Dito Ladd)

- Thanks was given to all volunteers, including David Madison as Web Master.
- The year end fund balance was \$51,507.07.
- Current account delinquencies, including assessments and fines, are \$770.00 with one account in legal action.
- The 2015 social events were the Cinco de Mayo Spring Festival, which was a big success and the Halloween judging for Best Decorated House.
- Research is being done on the need to water the big eucalyptus trees on the south side of Eastwood Ln. that are the responsibility of the association.
- Changes to the Violation Enforcement Policy and the Fine Schedule to be distributed to the community, effective June 1, 2016. As allowed by law, the timeframe between notices of on-going violation was set at 2 weeks instead of each 30 days and the fines were raised from \$50 each time to accelerated fines of \$25, \$50, \$75 and \$100 thereafter. These changes were made to create more of a sense of urgency with the owners with continuing violations.

In Open Forum there was discussion on pet stations, the community rental policy and tree trimming of all trees in the common area.

The meeting was adjourned at 7:20 p.m.

Candace Bader
Colby Management

EASTWOOD ASSOCIATION

VIOLATION ENFORCEMENT POLICY AND FINE SCHEDULE – EFFECTIVE JUNE 1, 2016

The Arizona Statute (AZ ST 33-1803) grants to the association the right to impose reasonable monetary penalties against an owner for violation of the community documents after the owner is given notice and an opportunity to be heard. The owner has 10 business days to respond to a violation letter.

1)First Notice of Violation- Letter of violation stating an intent to levy a fine if the violation is not brought into compliance within the stated time frame.

2)Second Notice of Violation-If there has been no communication or compliance the second letter will inform the owner that a fine has been levied and that the violation will be reinspected again after 10 business days for compliance.

An inspection for further non-compliance and levy of a fine will continue with a minimum of 10 business days between review.

FINE SCHEDULE

First Fine	\$25
Second Fine	\$50
Third Fine	\$75
Fourth Fine	\$100 and each time thereafter