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Wednesday, January 07, 2009

Eagle Crest Home Owner
Eagle Crest Single Family PUD
Brigham City, Utah 84302

RE: Annual Meeting

Dear Home Owner,

This year's annual meeting will be very important to attend. We have many important items to discuss that will affect each and every homeowner. The meeting will be on Feb. 11th at 7:00PM at the Brigham City Library. The biggest items to be discussed are elections and budget. The office of President has become vacant as well as board member positions. Owners can nominate other owners through Brian at Welch Agency for board vacancies and offices. Brian will prepare a ballot for the meeting as well as proxies in case you can't make the scheduled meeting.

The board has monthly meetings as well and we have now decided to meet at the library on these scheduled days. Our next meeting is on Jan. 21st at 7:00PM and all owners are invited to attend these monthly meetings. We would love the input and can answer questions regarding issues owners have. Getting involved is easy talk to your neighbors and attend the meetings so your voice can be heard.

The major item for this year's annual meeting will be the budget. We as a board try to keep the costs down but our hands are tied on most of the items. Brian has prepared 4 options this year for the boards review and we would like the owners to come to the meeting and vote on the option they want. Prices go up every year for water, electricity, yard care, and snow removal just like everything else so obviously to keep up with that we have to raise the monthly assessment. The cost for services also varies greatly between contractors and so far we have gone with the lowest bid and hence 'got what we paid for'. Brian and board members have received plentiful complaints regarding the lawn care this past year. The more we stipulate what exactly we want done the higher the prices of the bids and then if we want to go with a mid range bid hoping for better service we will have to raise the assessment even more.

We have the four options for the budget to show this, and one of the options is showing the cost if owners do their own mowing and upkeep. This option causes additional problems. For example: 1. Common area. 2. What part of the lawn should each owner mow? 3. What happens if someone doesn't mow their portion? 4. Cost to change the CC&R's to reflect the change to owner's upkeep instead of association.

One thing Brian is doing about common area is including the cost of hiring a contractor to mow the large portions of common area in our association as well as some sprinkler repair, turn on and shut off for the year and 3 fertilizer applications for the whole association. With this option the monthly assessment will

decrease as you can imagine but it puts more work and responsibility on the owners to either purchase a mower and do it themselves or find their own yard crew to do their individual lawns.

It is imperative that we have as many owners as we can attend this year's meeting to discuss these four options and get a vote on what everyone wants.

Regards,

Jason Fisher
President