

DEEPWOOD III HOMEOWNERS ASSOCIATION  
SPECIAL MEETING MINUTES  
SCENIC PARK ELEMENTARY SCHOOL  
3933 PATTERSON STREET  
ANCHORAGE, AK 99504  
MEETING ROOM LIBRARY, ROOM # 156  
FEBRUARY 3, 2016

Call to Order

The Special Meeting of the Deepwood III Homeowners Association was called to order by Acting President Ivagene Howerter at 7:00 PM and appointed Mike Pannone to facilitate the the meeting.

Roll Call

Mr. Pannone conducted a roll call. Homeowner's present were: Norbert and Nancy Eakle, Janet Allen, Linda Hawn, Cynthia Green, Tara Walker, Skye and Steven Hostetler, Kathy Miller, Meike and Dennis Paniza, Brandon Dougherty (son for Dan Dougherty), Gary Wells, Ivagene Howerter, Mike Pannone and Mary Wells. Homeowner absent was Christine DeCourtney.

Proxies provided to the Secretary: Mike Pannone for Dan Dougherty and Dennis Paniza for Christine DeCourtney. Secretary Wells rejected Christine DeCourtney's, noted the proxy was incomplete and signed her name in the "The undersigned, revoking previous PROXIES for such ownership, hereby appoints:"

Proof of Notice of Meeting

All homeowners were provided with a written notice of the Special Meeting via USPS, mailed ten (10) days prior to February 3, 2016.

Reading of the Minutes of the Previous Annual Meeting

The minutes of the December 13, 2015 Annual Meeting were included in the mail with the 2/3/2016 Notice of Meeting and was presented and read by Mike Pannone. Nancy Eakle motioned to correct the minutes to identify Dennis Paniza, Mary Wells and James Miller repaired and installed the new mailboxes; and, name change from Nancy Howerter to Nancy Eakle.

There being no additional corrections, homeowner Allen motioned to approved the minutes as corrected and seconded by Eek Eakle. There be no objection, the minutes of the 12/13/2015 Annual Meeting Minutes were approved unanimously.

Homeowner Skye Hostetler motioned to approve the use of written ballot for the balance of the meeting. The motion was seconded by Dennis Paniza. By vote of five in favor, four opposed, two abstained, the motioned carried.

Mike Pannone presented his letter (copy attached.)

Various homeowners discussed historical information of special assessments and dues increases, maintenance dues content, new homeowner information, dues increases, Resale Certificates requirements, annual audits, Officer's responsibilities, financial interpretation, insurance mandates and premiums, homeowner notifications, reserves, painting project,

#### Old Business

Linda Hawn and Mary Wells stated her decks pallets needed repairs. Mike Pannone noted the reports and action will be taken to address the repair.

#### New Business

Skye Hostetler motioned to present three property management quotes and a video presentation highlighting their benefits for Associations. The motion was seconded. Skye distributed proposals from PacRim Properties, Roy Briley and Property Management Services, Inc. Mike Pannone thanked Skye Hostetler for her research and excellent presentation.

Mike Pannone motioned to meet with the individual property managers before making a decision to vote. The motion was seconded by Meike Paniza. Gary Wells suggested that the motion be changed so that the property management present to the board at their board meeting and the board approve the motion to be presented to the homeowners in lieu of by-passing the board. Janet Allen noted that she agreed with Gary Well's statement.

Mike Pannone asked Brandon Dougherty if he would to tally the written ballots. After the written ballots were submitted, Brandon Dougherty reported a tie vote.

Secretary Wells stated due to a tie vote, the calculation must be based on unit owner percentage. Mike Pannone read the percentage per unit, Secretary Wells recorded the percentage on each ballot and Eek Eakle performed the calculations and verified by Mary Wells.

After the calculations were tabulated and verified, Mike Pannone reported the motion did not pass. Mike Pannone reported the votes were 47.395 No and 45.256 Yes.

#### Vote Results:

6908- Yes

6910 - Yes

6912 – No

6916 - Yes

6918 – Yes

6920 - Abstained

6930 - Yes

6932 – No

6942 - Yes

6944 - No  
7006 - No  
7008 - No  
7048 - No

By Unit percentage:  
No – 47.395  
Yes – 45.256

Mike Pannone solicited a motion to approve the 2016 budget. Treasurer Eakle distributed the 2016 Budget and noted the repair items were approved on 12/13/2015, but not the written financials. With all the financials documents distributed based on various due increase analysis, the 2016 Budget was inadvertently omitted from voting due to time constraint. Mike Pannone noted that all the items and methodology of repair were approved to spend and solicited a motion for approval.

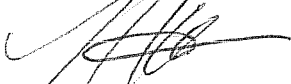
Nancy Eakle motioned to approve the 2016 Budget as written and seconded by Janet Allen.

Mike Pannone excused himself from the voting of the Budget and requested Vice President Howerter to report the results of the votes. The Budget passed with 7 yes votes and 3 no votes.

Mary Wells noted we needed to vote in another Board member due to Dennis Paniza's resignation. Janet Allen read the by-laws pertaining to the resignation of the President and the Association Officer must appoint a Homeowner to replace the Officer vacancy. Dennis Paniza excused himself from the meeting. Janet Allen recommended the Board appoint Mike Pannone for the vacancy. Eek Eakle, Ivagene Howerter and Mary Wells unanimously appointed Mike Pannone for the Officer vacancy. Mike Pannone accepted.

Mike Pannone thanked everyone for their attendance and stated he looked forward to helping the Association resolve some of the concerns and challenges placed before the homeowners. Janet Allen motioned to adjourn the meeting, seconded by Skye Hostetler and was unanimously approved at 9:52 pm.

Respectfully submitted,



Mary Wells  
Secretary  
Deepwood III Homeowners Association

Attached to Master File:

1. PacRim Properties, Roy Briley and Property Management Services proposals
2. Mike Pannone's presentation
3. 2016 Approved Budget