

October 14, 2019

Brookwood Homeowners

Re: FLOATING FEATHER FENCE RESOLUTION

Dear Homeowner,

For over two years, the Brookwood board has tried to resolve the issue of our deteriorating common area fence along Floating Feather. From the start, the board agreed that it would be best to tackle this very complex problem by first going to the twenty four affected homeowners, and then receiving community-wide input. However, as we have shared in previous communications, this became a fiercely contested and complicated matter from the start.

This board continues to strive for financial prudence that serves the good of the entire neighborhood in all areas. We have been unanimous about one thing since the fence issue began: *It was time to have necessary discussions regarding the maintenance demands and financial management of the existing fence prior to the fence replacement.* Knowing that it was not a fence repair, we expected an extensive, monetary assessment from the entire community. Before we replaced it with the same material, we decided to do our due diligence. Concerning upkeep and maintenance (cleaning/staining/repairs), we had to be sure we were being financially prudent about placing a significant and ongoing financial burden on the HOA. We also wanted to explore other viable options for a solution, such as quality, cedar-like, vinyl.

This board feels confident that we have attempted, several times over the past two and a half years, to communicate all aspects of this issue with transparency, and leave the final decision up to the neighborhood as a whole. City policies have also changed regarding privacy cedar fencing that abut common public area, which has confused the situation even further. Before we petitioned the City for approval, it was judicious to ensure that the majority of Brookwood homeowners agreed with the cedar fence replacement. Although we realize there are those directly affected personally by this fence, please remember, this is a *common area fence* and we are all financially responsible for it.

Up to this point, the board hadn't decided on a solution for the fence. We have sought clear communication covering all aspects of the fence, from a majority of homeowners, before making a decision. On more than one occasion, we have taken the time to express how challenging this process has been from the start, and what our intentions are.

In May of this year, we scheduled a meeting at Eagle Middle School with the hope that a large number of homeowners would attend. The object of the meeting was to discuss and gather as much community-wide input as possible, concerning all aspects of this issue. We had also planned to review

Homeowner responsibility and the possibility of a special assessment for the replacement of the fence. Only a few homeowners attended this meeting or any of our monthly meetings since this issue began. Our board has worked very hard to create open conversation around this issue, and it was discouraging to find out later that a group held private meetings regarding the fence.

Based on the comments from homeowners who did attend the May meeting, we found opinions to be very split between all options discussed. Based on this, we have decided to forego the previous decision to send out a survey and have **agreed to move forward with a cedar fence replacement.**

Now that a decision has been made, we will continue this process as expeditiously as possible. We need to secure contractors and permits, as well get the project scheduled. We have received approval from the City of Eagle Planning and Zoning Department to replace the cedar fence with specific and upgraded specifications. We are currently in the process of obtaining three bids for this project, and we will keep you informed as we gather further information on the details of the fence replacement.

There are many that are eager to point out the problems, but fewer are interested in being part of the solution. Your board members are volunteers and servants of this HOA. It would be beneficial if one person from each household took time to serve as a board member. We need your help. Please consider stepping into service in the coming year, as three positions will be open on the board.

In closing, we understand that it is reasonable to have very personal and even passionate concerns for issues that need resolution in the neighborhood. There have been several instances of unacceptable behavior stemming from this issue. As we work through this and future issues, we ask that you maintain a sense of community, cooperation, and respect, at all times.

Thank you,
The Brookwood Board of Directors