

Eaglewood Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
January 12, 2026
Eaglewood Office

Meeting called to order: by Steven Cook at 6:07 pm

Roll call of officers - Present: Board members: Steven Cook, Wally Thomas, Laura Friesen, Deena Bradley, and Sue May

Operations Manager: Paul Dalleska

Previous Meeting Minutes: November 10, 2025 Board of Directors Meeting Minutes were approved.

Approval of Agenda: The agenda was approved

Reports of Officers:

President: Steven Cook

- Website and Webmaster:
 - Steve proposed consolidating website name registration and hosting into a single service with monthly billing (around the 24th).
 - Webmaster duties will include performing Duda updates to ensure website functionality and security.
 - Webmaster will submit estimates for approval before working on website projects.

Motion: To approve Josh Holder as webmaster for the Eaglewood HOA website

Approved: Motion carried without opposition.

Design Committee: Laura Friesen

- The new system for outdoor change application approvals is still a work in progress.
- RBAM will send out text/email reminders to committee members to ensure timely review of applications.
- Laura will monitor the Eaglewood office email to ensure timely responses to applications.

Judicial Council: Sue May

- No appeals submitted to Council

Secretary/Communication Chair: Deena Bradley

- Working with RBAM to make documents such as the board meeting schedule and dues timeline available on AppFolio.

Treasurer: Wally Thomas

- Preliminary year-end financials are looking good.
- After discussion, it was decided to keep the dues payment grace period at 45 days.
 - Treasurer reviews delinquent accounts each month
 - Accounts referred to the HOA attorney on the 20th day of the 3rd month of the billing quarter. (Per dues policy, which has not changed.)
- Updates given on Workers' Compensation settlement, Insurance claim, and IRS settlements.

Motion: To approve \$56,199 for the purchase and installation of 279 LED Lights - 3000K color equivalent.

Approved: Motion carried without opposition.

Motion: To approve \$66,051 for the repair and upgrade of J String and other Lighting Strings and Heat Traces.

Approved: Motion carried without opposition.

Motion: To approve the appointment of Lori Stender to the Long Range Planning Committee.

Approved: Motion passed without opposition.

Operations Manager: Paul Dalleska

- Winter conditions have created dangerous ice overflows on sections of the Eaglewood greenbelt trails.
 - Barriers and signs will be placed on affected trail sections, warning of the dangerous conditions.
 - Facebook posts will be used to communicate the danger to community members.
- Ongoing very cold weather has caused some neighborhood lights to stop working.
 - Electrical work will resume once temperatures moderate
- A policy will be drafted with standards for consistent light installation.
- Phased lighting replacement strategy for switching to 3000K bulbs; begin with failed/dim fixtures; phased approach through 2027/2028.
- Pavement crack sealing
 - Three-year crack seal rotation will begin this summer.
- Damage to Circles
 - A pilot program will get underway this year to address damage to Islands at the top of Circles caused by tight turning radius, with testing of potential remedies.

New Business:

- Clearing snow from private areas to common areas:

- A warning letter will be drafted to be sent to homeowners who consistently clear private area snow into common areas
- 5 Year Capital Budget Plan:
 - A draft plan for capital improvement projects was shared
- Moving Funds to Edward Jones:
 - Treasurer will monitor funds in the bank account and transfer to the investment account with Edward Jones when bank balances exceed \$258,000 minimum.
- Updated Investment Policy:
 - A streamlined investment policy will be drafted, and a signed copy will be on file with Edward Jones.
- Project to Amend Bylaws & PC&R's:
 - A comprehensive project to update Bylaws and PC&Rs is underway with the goal of having them ready for member voting at this year's annual meeting.
- Records Retention Policy:
 - Wally is drafting a simplified retention policy.
- Records Request Policy & Procedure:
 - No separate non-disclosure agreement exists; propose adding a clear statement in requests that information is for members only and must not be shared with non-members; aim for a respectful approach.
- Annual Meeting Quorum and Proxy Strategies:
 - Continue developing strategies to meet quorum.
- Audit Committee Charter:
 - Proposed committee: president, treasurer, operations manager, and up to one or two homeowners (could include another board member); scope: annual operations budget, CPA interface on audits/taxes, ensure engagement letters and audit steps; cadence: typically two meetings per year.

Meeting adjourned at 8:23 pm.

Steve Cook 2/9/2026

Approved Signature/Date

Deena Bradley 2/9/2026

Secretary/Communication Chair

Signature/Date

December 30, 2025

Official Action:

Motion: That the Board of The Eaglewood Association, Inc. votes that Wallace Thomas shall have the authority to bind Eaglewood Association, Inc. to any settlements related to AWCB Case No. 700009584.

Approved: Motion carried without opposition.