

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
January 13, 2025-Eaglewood Office

Meeting called to order: by Steven Cook at 6:03pm

Roll call of officers - Present: Board members: Steven Cook, Paul Dalleska, Deena Bradley, Laura Friesen and Kevin Garcia

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

Previous Meeting Minutes: December 9, 2024 Board of Directors Meeting Minutes and December 18, 2024 Official Action Minutes were approved

Reports of Officers:

President: Steven Cook

- Nothing to report

Design Committee: Laura Friesen

- The committee does not meet in December
- Facebook Complaint concerning a Halloween decoration up in December
 - Spoke with the homeowner, resolved by him taking it down
- Fence color uniformity
 - Would like to see all fences be required to be the same color
 - Making the neighborhood esthetically pleasing

Judicial Council: Kevin Garcia

- No appeals at this time

Secretary/Communication Chair: Deena Bradley

- Potential Committee Member
 - New homeowner contacted the office to discuss responsibilities
 - Interested in participating if it is mainly through email due to other commitments
- Facebook
 - Important to have regular updates to keep residents informed on neighborhood events and issues

Treasurer: Paul Dalleska

- Financial Report was given
 - Financials look good
 - Slight overage due to sand being used on the icy conditions
 - CD at Edward Jones will be maturing
 - Will determine what to do with investments based on cost estimates for projects
- Long Range Planning Committee
 - Preliminary set of drawings for the storm drain extension and repaving on N Mitkof Loop
 - If goes out bid January/February it would be doable for this year
 - The drawings extend paving further than originally anticipated
 - May have identified some defects in the road
 - Will have a LRPC meeting to discuss the estimate
 - Invite VEI
- Fiscal Audit needs to be arranged

Operations Manager: Seth Spence

- Winter Maintenance
 - Gravel and sand has been used to mitigate icy roads
 - Focusing on main roads

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- Difficult to do when it's raining as it washes away
 - Sand and gravel is not in the contract so the association is being charged supplemental fees
- Storm Damage
 - Recent storm caused a lot of damage
 - Downed trees
 - Broken limbs
 - Fallen fences
 - Shingles from roofs
 - Encouraged residents to report plan to the office
 - Give homeowners until end of May to start projects
 - Letters will be sent if no apparent effort is made to repair
 - Tree Removal
 - Broken or dangerous trees in common area have been identified
 - Contractor will address this promptly
 - A tree from the common area damaged a fence
 - Will need to be repaired
 - Communicate to residents that trees will be removed wood will be left in the neighborhood until spring
 - Residents can take it
 - Dangerous trees can be removed without approval
 - Notifying the office as a courtesy
 - Stumps will need to be removed or ground down
 - Encourage application to establish timeframe
 - Fence and deck repair
 - No application required if it is just being repaired or replaced
 - Application would be required if design or color changes are made
- Drainage
 - Drains were plugging up due to all the debris piling up
 - Contractors and homeowners were working to bust them loose
 - Pooling happened from all the surging water

Office Manager: Kaye Carleton

- Collections Update
 - 10 actively in collections
 - Total owing \$47,548.27
 - Spoke with the attorney on #74
 - Property was quitclaimed to family members
 - Inform the deed holders of the outstanding debt
 - Modify late notice for this purpose
 - #269 was quitclaimed to a new owner
 - Investor will be taking over payments
 - When Briley entered the new owner into the system a statement was generated in his name
 - Confirmed the statement was sent to him
 - #268 was listed as a foreclosure sale scheduled for January 16, 2025
 - Now is listed for sale
 - Indicating some financial resolution may have occurred
 - #266 filed bankruptcy
 - Cannot continue with the collection process

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Unfinished Business:

- Handling difficult interactions
 - Adopt a clear and firm communication style when dealing with difficult interactions
 - Write statement and post it
- Mowing behind fences
 - Confusion over whose responsibility some areas are
 - Some properties are done for the aesthetics of the neighborhood
 - Identify properties where they are responsible and send reminders
 - Focus on maintaining the main entrances Montague drive and Eaglewood Loop
 - Areas of responsibility are highlighted in the welcome packet
 - Residents ignore slope areas
- Abandoned flower beds
 - Needs to maintain around
 - If overgrown with weeds they will be asked to maintain or remove

New Business:

- Easements
 - Luminaries placed near road on the easements
 - Liability for any damage falls on the homeowner
 - Maintaining is the responsibility of the homeowner
 - Refer to as right of way in future posts

Meeting adjourned at 7:27pm

Steve Cook 2/10/2025

Approved Signature/Date

Deena Bradley 2/10/2015

Secretary/Communication Chair

Signature/Date