

Eaglewood Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
February 9, 2026
Joy Lutheran Church

Meeting called to order: by Steven Cook at 6:02 pm

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

Operations Manager: Paul Dalleska

Eleven homeowners were also in attendance.

Previous Meeting Minutes: January 12, 2026 Board of Directors Meeting Minutes were approved.

Approval of Agenda: The agenda was approved

Reports of Officers:

President: Steven Cook

- Steve reported on his discussion with Josh Holder regarding website updates.
 - Webmaster can restore the submit online button on the outdoor change application forms, and will be reimbursed for a one-month Adobe subscription to complete the programming.
 - Payment will be handled via a virtual card, requiring coordination between Steve, Briley, and Wells Fargo.
- The website hosting will be moved to a yearly renewal plan managed through Briley, removing the need for monthly charges on a personal credit card.

Judicial Council: Sue May

- No appeals submitted to Council

Secretary/Communication Chair: Deena Bradley

- Nothing to report at this time

Treasurer: Wally Thomas

- The Treasurer reported a strong financial position for January, despite some unusual expenses.
 - As of January 31, 2026, the association had liquid assets of \$981,809.72 against liabilities of approximately \$36,000, which are primarily prepaid dues.
 - January income was \$177,841, with operating expenses of \$80,583, resulting in a net income of over \$97,000.
 - Unusual expenses for January included:
 - Approximately \$4,000 in winter maintenance overages.
 - A one-time fine of \$11,121 paid to the Alaska Work Compensation Board to settle a lapse in coverage. The Treasurer confirmed that outstanding tax matters with the IRS and state are nearly resolved.
 - Final legal fees for the workers' compensation matter have been received and accounted for.
- The board is pursuing an insurance claim related to fines and will press the insurer for clarity.
- Delinquent dues are at a typical level, with standard collection procedures in effect.
 - January dues collections were approximately 5% behind the usual rate for the first month of a quarter, likely due to holiday expenses for homeowners

- February collections are showing good progress, and it is expected that the lag will be resolved.
- The 2023 financial audit was completed with a clean opinion, and subsequent audits are underway.
 - Copies are available for homeowners to review at the office.
 - The auditors (Foster and Foster) have begun work on the 2024 audit, which is expected to be completed by the end of March. They will then start the 2025 audit.
- A comprehensive digital database of as-built surveys has been created and is now available for homeowner use.
 - This allows Ops to quickly retrieve and email a PDF of a requested survey at no cost to the homeowner. There are 804 surveys available out of 928 total properties.

Operations Manager: Paul Dalleska

- Approximately 25 hours were spent on snow removal in January, clearing about 75% of sidewalks and trails. Some areas remain inaccessible due to low-hanging trees or residents' snow placement.
- Road snow removal by the contractor had minor issues with new drivers, but was corrected within 24 hours. Montague, Eaglewood Drive, and Eaglewood Loop were scraped for packed ice.
- A block heater was installed on the Ventrac to aid cold-weather starts.
- The tunnel under Eaglewood Loop remains signed as closed due to significant ice accumulation (glaciation), reducing clearance to an unsafe level.
- The bridge on the "South Sokolof Trail" also experienced significant ice buildup from a creek freezing from the bottom up, but water is no longer flowing over the trail.
- Several street lights went out during cold weather; some came back on, while others were added to the repair list. A handful of photocells were replaced.
- A significant electrical issue, likely a short or ground fault, developed in the B light string in the northeast corner of the property.
 - The fault causes the entire string to flash, and an electrician spent 5-6 hours unable to locate the source.
 - The affected light string will remain shut down until the snow and ice melt, allowing for easier access to junction boxes
 - Ops will try resetting the system during cold spells to see if frozen water temporarily resolves the short.
- Ops proposed a long-term strategy to improve the lighting system's reliability by breaking up large circuits.
 - A discussion took place between the board and homeowners in attendance regarding the ongoing issues with the light strings.
- Ops observed that many postal parcel lockers have broken door springs, preventing them from sealing against the weather.
 - Ops is in contact with the manufacturer to order replacement springs.
- Ops will investigate and address the misaligned street light on Montague near the Pribilof turn, which was reported by a homeowner in attendance.

New Business:

Motion: To approve the amended "Association Rules and Regulations / Design Committee Rules" - Rationale: To incorporate the new snowplow rule and make other clerical and structural improvements for clarity and usability.

Approved: Motion carried without opposition.

Motion: To retain the general counsel to draft an amendment to the PC&Rs for the annual meeting on June 8th to bring the association's 1979 PC&Rs into alignment with an Alaska state law, AS 34.08 that was passed in 1986.

Approved: Motion carried without opposition.

Motion: To approve a final draft of the Investment Policy for submission to Edward Jones.
Approved: Motion carried without opposition.

Motion: To adopt the Audit Committee Charter
Approved: Motion carried without opposition.

Motion: To adopt the Records Retention Policy
Approved: Motion carried without opposition.

Motion: To adopt the updated Member Records Request and Procedures Policy
Approved: Motion carried without opposition.

Homeowners' questions and discussions:

- A homeowner addressed a safety issue at the intersection of Eaglewood Drive and South Montague, where recent snow removal has created a pile that obstructs the view of oncoming traffic.
- A new homeowner asked for clarification on "open board meetings" and why attendance was not higher.
- A homeowner asked if there was a policy change regarding the timing of posting meeting minutes, noting a four-month delay for the September minutes to be posted after being signed in January.

Meeting adjourned at 6:58 pm.

Stim Cook 3/9/2026

Approved Signature/Date

Deena Bradley 3/9/2026

Secretary/Communication Chair

Signature/Date

February 5, 2026

Official Action:

Motion: To approve Snow Plowing, Removal, and Storage Rule with attachments on February 5, 2026, via email.

Approved: Motion carried without opposition.