

Eaglewood Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
March 9, 2026
Eaglewood Office

Meeting called to order: by Steven Cook at 5:58 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: February 9, 2026 Board of Directors Meeting Minutes were approved.

Approval of Agenda: The agenda was approved

Reports of Officers:

President: Steven Cook

- Steve reported that the updates to the website are 95% complete:
 - Renewal dates: website March 24 annually; IONOS/domain registration in July.
- Debit card established at Briley for auto payments; board does not need the card number.
- Next project is to fix the submit online button on the Outdoor Change Application Forms and Contact Us form update.

Design Committee: Laura Friesen

- The Design Committee will continue its email-based review process, as it is deemed more efficient and flexible.

Motion: To approve updates to the Design Committee Charter.

APPROVED: Motion carried without opposition.

Motion: To approve updates and reformatting of the Design Committee Rules and to add back gate language to the Fence Rule.

APPROVED: Motion carried without opposition.

Judicial Council: Sue May

- No appeals submitted to Council

Secretary/Communication Chair: Deena Bradley

- Items to include in the Spring Newsletter were discussed.

Treasurer: Wally Thomas

- Wally presented a new, condensed Treasurer's Report format.
 - The new format is intended to be shorter and avoid repeating detailed information already available in the monthly board packet from RBAM.
 - Key financial figures as of the end of February were presented:
 - Checking Account: \$332,000
 - Edward Jones Account: \$650,000
 - Petty Cash: \$500

- Total Liquid Assets: \$983,239.28
- The report includes an abbreviated “Budget to Actual” section taken directly from AppFolio, which shows year-to-date performance against the budget. Snowplow overage invoices have been paid as follows:
 - December: \$4,600 (paid in January)
 - January: \$11,000 (paid in February)
 - The invoice for February’s snow services has not yet been received, but is expected by Wednesday.
- Dues collections:
 - As of the end of February, 94.3% of quarterly dues had been collected, which is close to the 95% average for that time.
 - As of the afternoon of the meeting, collections had reached 97.1%.
 - Delinquent dues are at \$28,898 (30-90+ days overdue)
 - On the 23rd of the month, any account with a remaining balance will be sent to the HOA lawyer for collection, unless specifically exempted.

Operations Manager: Paul Dalleska

- Paul discussed the new “wet and black” road maintenance standard and its implementation.
 - The maintenance contractor (Guaranteed Services) has been peeling ice back from the streets.
 - The new methodology aims for ice-free pavement rather than leaving a packed snow base to protect the roads.
 - The process involves pre-treating roads with sand containing calcium, magnesium, and salt, which creates a soft layer between the pavement and ice, allowing for easier removal with a grader.
 - This proactive removal is intended to prevent slush puddles and potholes during spring breakup.
 - The contractor is no longer using serrated blades on the grader, as they have caused pavement damage in the past when operators were too aggressive.
- Upcoming road preparations for the spring breakup.
 - The goal is to have the majority of the snowpack off the roads and the catch basins open before the thaw begins.
- Lights
 - Paul is developing a methodology to redesign the electrical layout as if starting from scratch.
 - Adopt a “master plan” for the electrical system, where all future repairs and modifications are aligned with this long-term vision.
 - When work is done on any section (e.g., J string), the plan should include pre-installing connections for future projects.
- Ice buildup in Eaglewood Loop/S. Montague tunnel:
 - Proactive strategies were discussed to direct water flow during breakup to prevent water intrusion into downhill properties
 - Paul will be monitoring the situation closely
 - Homeowners potentially impacted will be made aware of the situation.
- Snow removal
 - Paul has observed contractors plowing snow from driveways and onto sidewalks and trails.
 - Some homeowners have also pushed snow onto common areas.
 - Paul will draft a letter to send to violators.

Unfinished Business:

- Contact Us messages sent via website
 - Josh will be asked to reroute 'Contact Us' messages to the Ops email and RBAM email.
- Shannon Savage – FAQ's
 - Wally will finish the unfinished FAQs, and after review, they will be uploaded to AppFolio.
- PCR's & Bylaws Amendment Project
 - Timmerman is working on the project with the goal of sending the proposed updates to members by April 8th.
- Board Manual update
 - Wally has created a comprehensive Board Manual, available on the office computer and on a thumb drive under the path BOD admin and Ops Manual.
- Office Organization update
 - Work continues to update, organize, and digitize documents, and is almost complete.
 - A legal binder is being created on what volunteer nonprofit board members need to know.
- Commons Areas Unconveyed
 - The title company is performing a title search on seven parcels.
 - Once the search results are received, a conference call can be scheduled with Bill Simpson at North Rim to decide the next steps for transferring the parcels.

New Business:

- Rules and Regulations / Design Committee Rules Update:

Motion: To approve the updated Design Committee Charter and post the clean version (without highlights) to the website.

Approved: Motion carried without opposition.

Motion: To update the Design Committee Rules document by adding the rule numbers to the titles and inserting the back gate requirement.

Approved: Motion carried without opposition.

- Warm Handshake Policy to New Board Members:
 - It was suggested that a board policy be established where outgoing board members offer an hour or two of their time to their successors within the first 4-6 weeks of the new term to help with the transition.
 - Tabled
- Appoint Stasia Straley & Jim Arlington to Audit Committee

Motion: To appoint Stacia Straley and Jim Arlington to the Audit Committee.

Approved: Motion carried without opposition.

- Long term storage of cars in driveways
 - Tabled
- Meeting minutes on Eaglewood HOA website
 - No objections were expressed to posting meeting minutes on AppFolio instead of the HOA website.
- Meet and Greet: Food trucks vs hot dogs
 - Deena will contact potential vendors and create a Facebook poll to measure interest.
- Members without AppFolio activation
 - Members without a working email address will continue to receive paper statements.

Motion: To conduct a raffle for one quarter's dues payment (\$255) to encourage proxy and in person voting at the 2026 Annual Meeting.

Approved: Motion carried without opposition.

Next Meeting: Meeting April 13, 2026, 6:00 pm – Eaglewood Office

Meeting adjourned at 7:45 pm.

Stm Cook 4/13/2026

Approved Signature/Date

Deena Bradley 4/14/2026

Secretary/Communication Chair

Signature/Date