

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
March 10, 2025-Eaglewood Office

Meeting called to order: by Steven Cook at 6:04pm

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

Operations Manager: Seth Spence and Office Manager: Kaye Carleton

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

Reports of Officers:

President: Steven Cook

Design Committee: Laura Friesen

- Design Committee met on January 27th
 - Discussed road edge markers
 - The rule will need to be rewritten and brought to the board for approval

Judicial Council: Kevin Garcia

- There is an appeal that was submitted after the 14 days for judicial review
- Will now have to be reviewed by the board
 - It will be sent out via email

Secretary/Communication Chair: Deena Bradley

- Newsletter
 - Hoping to have committee members join in the production
- Webmaster
 - Have not been able to contact him
 - May have to consider finding someone else
- Facebook
 - Going to start a campaign about trash and dog waste
- Signs requesting people pick up dog waste
 - The current ones are MOA ordinance signs
 - Adding some more colorful signs to grab people's attention
 - Possibly with pictures of dogs on them
 - They could be moved around the trail system
- Interviewing Bill Tucker
 - For Eaglewood Archives, prosperity
 - Wally and Deena are putting together questions for Bill to review
 - The interview could be held at the office
 - Display some of the old drawings from his first visions for Eaglewood
 - Possibly using some of the content in future newsletters
 - General items of interest for residents
 - May inspire some neighborhood pride

Treasurer: Paul Dalleska

- Financial Report was given
 - Dues Collection
 - On track for the first quarter
 - Accounts remain at \$1.6 million
 - CD's at Edward Jones will be maturing in May
 - Will determine what to do with investments based on cost estimates for the N Mitkof reconstruction project
 - After that is determined a meeting will be scheduled with Edward Jones (Gavin)
 - To plan a strategy to stagger funds for future projects
- Long Range Planning Committee
 - Plans have been supplied to four contractors requesting bids

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- Bids close March 20th
- VEI project managers will rank the bids
 - Paul and Seth will meet with VEI once this is completed

Operations Manager: Seth Spence

- Winter Maintenance
 - Winter cleanup is expected to be minimal
- Spring/Summer Crews
 - Will be posted in newsletter
 - Some previous workers have reached out
 - Looking at starting the spring crew in early May
 - Can recruit on Facebook also
- Spring Road Sweeping
 - H&M Services will complete once the spring crew is finished
 - FB post to encourage residents to clear gravel from yard and drive prior to sweeping
- Litter & Trash
 - There is a lot of litter on the trails
 - Already filled 8+ large bags
 - There is a large amount of liquor bottles of all sizes
 - Dog waste bags seem to be increasing
- Trail Maintenance
 - Trails continue to be blown off
 - Noticing more junk behind fences encroaching the greenbelt
 - Post on Facebook
 - After the windstorms and now that the snow has melted please check your greenbelt areas behind fences for the accumulating debris
 - Fishhook Tree Services will be completing storm cleanup late March early April
- Light Maintenance
 - Contractor is preparing an estimate to bury temporary conduit in two locations
 - Underground break between B68 and B69 may be under the asphalt
 - Repair will depend on location of the break
 - May be pushed out to 2026 or 2027 as the LRPC is looking into sidewalk and lighting upgrades to N Montague Loop
 - Hard to justify the cost of cutting into the asphalt for one light

Office Manager: Kaye Carleton

- Collection Update-16 accounts
 - Total owing \$43,061.39
- 3 On Hold
- 3 Lenders requested pay off
- 10 Attorney recommend action
- Late Notices
 - 45 day demand 78 letters
 - 60 day demand 39 letters

Unfinished Business:

- Difficult Interactions Statement
 - Statement read
 - Board okayed to read and post

New Business:

- Bylaws
 - There are two types of meetings listed in the bylaws

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- **SECTION 2 Annual Meetings.** The organizational meeting of members shall be held within 30 days after the close of the sales escrow of 50 of the Private Areas in The Properties as the same is defined in the Declaration. Each subsequent regular annual meeting shall be held on the first Tuesday of the month in which the organizational meeting is held, commencing the year following the organizational meeting, at 8:00 PM. If the day of the annual meeting is a Sunday or legal holiday, then the annual meeting shall be held on the following day at the same time. At such meeting, there shall be elected, by secret written ballot, a Board whose duties shall be as hereinafter provided. The owners may also transact at such annual meeting such other business as may properly come before the meeting.
- **SECTION 3 Special Meetings.** The President may call a special meeting of members at any time he deems the same to be necessary, or 50% of the members may petition the President in writing to call a special meeting, and in such event, the calling of such meeting by the President shall be mandatory. No business shall be transacted at a special meeting except as stated in the notice unless by consent of four-fifths of the owners present, either in person or by proxy.
- History of changes to open meetings was discussed
 - Other Boards have expressed the need to be able to conduct business in a structured format
 - Open discussion is not the intent
- Letter to Board
 - A homeowner delivered a letter addressed to the Operations Manager and the Board of Directors
 - These were hand delivered to the Operations Manager's residence
 - This is not appropriate
 - Voiced his opinion on the 2025 Capital Project
 - His suggestion would not be a long term solution
 - Feels he has a better idea for a fix than the project manager on contract
 - In addition it was brought to the attention of the Operations Manager that he had contacted a contractor (currently under contract with the association) sharing information about the project
 - There is concern he will take it further and attempt to interact with the contractor hired for the project
 - A letter will be sent to the homeowner
- N Mitkof Reconstruction
 - The asphalt condition on the top is because what is underneath it
 - Due to failing subgrade from the water level
- Meeting timeline and sign-up sheet
 - A suggested timeline to move the meetings along was presented
 - A sign-up sheet where homeowners can list the topic they would like to bring to the floor
 - Eliminating accusations that everyone was not allowed to be heard
 - An additional sign in sheet for those arriving after the meeting has started and the agenda has been approved
- Annual Meeting Announcement and Proxy
 - Emailed for review to be voted on at April's meeting
- Timeline for Candidates wishing to be on the Ballot
 - If a homeowner wishes to have their name on the ballot it needs to be submitted by May 12th
 - After names are submitted an email will go out requesting a bio
 - Sharing required items candidates should be familiar with

Meeting adjourned at 7:51pm

STW Coder 4/29/2025

Approved Signature/Date

Deena Bradley 4/29/2025

Secretary/Communication Chair Signature/Date