

Eaglewood Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
April 13, 2026
Eaglewood Office

Meeting called to order: by Steven Cook at 6:04 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: March 9, 2026 Board of Directors Meeting Minutes were approved.

Approval of Agenda: The agenda was approved

Reports of Officers:

President: Steven Cook

Design Committee: Laura Friesen

- Outdoor change applications are flowing smoothly via RBAM and on to the Design Committee for approval.
 - Approval timeline is considerably shorter
- Laura plans to ride along with RBAM for the May inspection.

Judicial Council: Sue May

- No appeals submitted to Council

Secretary/Communication Chair: Deena Bradley

Treasurer: Wally Thomas

- Key financial figures as of the end of March were presented:
 - Checking Account: \$338,129
 - Edward Jones Account: \$651,910
 - Petty Cash: \$500
 - Total Liquid Assets: \$990,540
 - Significant & unusual expenses:
 - Snow plow overages:
 - February: \$19,110
 - March: \$23,991
- Dues collections:
 - Q1: 98% dues collected at quarter's end
 - Q2: 62.5% dues collected to date
 - Arrears: \$32,818
- Audits:
 - 2024 near completion, 2025 audit underway.
- Transfer of Funds to Investment Account

Motion: to transfer \$55,000 to Edward Jones

Approved: Motion carried without opposition.

- Insurance Claim Affidavits and Witness Statements
 - Affidavits requested by end of month.

Operations Manager: Paul Dalleska

- Drainage, Ice Mitigation, and Operations
 - Extensive field work to open frozen drainage is ongoing.
- Snow Operations Mapping and Process Improvements
 - “Circle checklist” created for completeness; propose laminated, route-ordered checklists for drivers.
 - Catch basin marking proposal: insert a centered HDPE tube for easy identification and controlled thawing during breakup; avoid clearing in extreme cold to preserve ground warmth.
- Heated Equipment Building Concept (Replacing Sheds)
 - A discussion was held regarding shed replacement.
 - Conclusion: Long-term (1–2 years); begin cost-benefit analysis, define space/utility needs, then seek quotes.
- Lighting Procurement and Installation
 - B-string lights restored without issues.
 - New 3000K fixtures ordered from Westco
 - Installation targeted for late summer.
 - Replacement finials/caps (~\$45) located for poles missing them to reduce moisture intrusion and shorts.
- Asphalt Repairs: Infrared, Potholes, and Manholes
 - Street work to include sweeping, seal coating, and repair of winter damage to manhole covers is planned.

Unfinished Business:

- Contact Us messages sent via website
 - Work is in progress.
- PCR's & Bylaws Amendment Project
 - Project is on track and ready for HOA member voting during the annual election.
- Commons Areas Unconveyed
 - Quiet title project is progressing and will be ready for HOA member vote during the annual meeting.
- Warm Handshake Policy to New Board Members:
 - Tabled
- Long term storage of cars in driveways
 - After discussion, guidelines for identifying potential dead cars stored in driveways were developed and will be forwarded to RBAM to use.
- Meet and Greet: Food trucks vs hot dogs
 - Parker's Pizza food truck will be participating in the May Community Meet and Greet.
 - Ideas for discount tickets were discussed.

New Business:

- Parking
 - Vehicles parked at the ends of driveways that impede plowing during the winter will be addressed.
- Email vs Paper letter mailing
 - Annual election notifications will be mailed, and all other Association communications will be sent via email
- Wording of violation notifications
 - Finding the right tone while meeting legal requirements is an ongoing challenge.
- Annual Meeting and Election prep
 - Wording on election documents was reviewed and finalized.
 - Collection of proxies will begin soon

Next Meeting: Meeting May 11, 2026, 6:00 pm – Eaglewood Office

Meeting adjourned at 8:40 pm

Steve Cook 5/11/2026

Approved Signature/Date

Deena Bradley 5/11/2026

Secretary/Communication Chair
Signature/Date