

Eaglewood Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
May 11, 2026
Eaglewood Office

Meeting called to order: by Steven Cook at 6:15 pm

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

Operations Manager: Paul Dalleska

Guests:

Jocelyn Lopez and Joy Nillson from Roy Briley Association Managers

Wayne Devore, Guaranteed Services LLC

Previous Meeting Minutes: April 13, 2026 Board of Directors Meeting Minutes were approved.

Approval of Agenda: The agenda was approved with additions.

Reports of Officers:

President: Steven Cook

- Wayne Devore discussed this past season's snow removal with the board, including what went right and what areas could be improved.
- Wayne is seeking a three year contract with Eaglewood HOA as he is planning on purchasing specialized equipment to improve snow removal in the Circles and Eyebrows, areas that are challenging for standard snow removal equipment.
- "Circle checklist" will be shared with Wayne and his crew.
- Wayne is researching an App that will allow for improved snow clearing tracking and shift handoffs.
- Ensuring the timely plowing of Circles and Eyebrows was discussed

Wayne left the meeting at 6:44 pm.

Design Committee: Laura Friesen

- The recent inspection was discussed, with input from both Joy and Jocelyn.
- Logistics and challenges of completing both regular bi-monthly inspections as well as special inspections of areas such as paint, driveways, and fences were discussed.

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:
 - Total Liquid Assets: \$1,065,000.
 - Includes \$55,000 added to the Edward Jones account at 3.95% for one year.
 - Significant & unusual expenses:
 - Snow plow overages:
 - April: \$23,991

- Dues collections:
 - Q2: 87.7% dues collected to date
 - Arrears: \$35,257
- Audits:
 - Audited 2024 statements are posted in AppFolio
 - 2025 audit fieldwork underway with a target completion date of the end of June, early July
- Fixed asset capitalization and depreciation policies established for possible inclusion in the balance sheet with accumulated depreciation.
 - CPA's are reviewing the tax implications.
- HOA communications and transition to paperless billing
 - Dues timeline needs to be clarified
 - Language on statements will be changed to reflect due date/grace period
 - A slide illustrating the dues timeline will be included in the Annual Meeting presentation
 - HOA members are encouraged to be proactive with their communications in times of financial stress

The meeting entered an executive session at 7:34 pm.

- Association legal representation was discussed.

The meeting exited the executive session at 7:39 pm.

Operations Manager: Paul Dalleska

- Street sweeping
 - GS conducted an initial sweeping of the main roads, allowing crack sealing to be done.
 - Contractor will continue with more crack sealing work
 - Final street sweeping will be done by H&M in late May
 - Residents may rake gravel from their yards out to the street for sweeping
- Swale restoration was discussed
 - Location by location priority plan with consideration for future project conflicts will be developed.
- Speed bumps will be repainted.
- Asphalt repairs will begin when load restrictions on roads are lifted.
- Raking work is underway.

Unfinished Business:

- Commons Areas Unconveyed
 - Quiet title project is published as required and should be ready for HOA member vote during the annual meeting.
- Warm Handshake Policy to New Board Members:

Motion: To approve the Warm Handshake Policy.

Approved: Motion carried without opposition.

- Meet and Greet:

- A discount of \$3 per pizza will be covered by the HOA and coordinated with Parkers Pizza.
- Small bottles of water will be available, and coffee options will be explored
- Set up to begin by 10:30 am

New Business:

- Parking
 - An early morning parking survey will be done to get an estimate of on-street parking.
- Request for speed bump
 - Residents of N. Mitkof have requested a speed bump to calm speeding in the area of the trail crossing.
 - Wally will contact APD for targeted radar enforcement/data
 - Neighbors to submit 311 complaints
 - Traffic calming options will be explored
- Annual Meeting and Election prep
 - Annual Meeting Notice has been mailed and received by HOA members.
 - Collection of proxies is underway
 - Meeting and voting logistics were discussed with RBAM representatives
- Flowers at entrances

Motion: To approve Doug Maxwell's offer to maintain the flower beds at both Eaglewood entrances for a budget not to exceed \$400.

Approved: Motion carried without opposition.

Next Meeting: Annual Meeting, June 8, 2026, 6:00 pm – Joy Lutheran Church

Meeting adjourned at 8:40 pm

Steve Cook 6/8/2026

Approved Signature/Date

Deena Bradley 6/8/2026

Secretary/Communication Chair
Signature/Date